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San Francisco Department of City Planning

ANNUAL REPORT

July 1, 1969, through June 30, 1970

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CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING
100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

October 5, 1970

Mayor Joseph L. Alioto
Room 200, City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present the annual report of activities of the Department of City Planning for the 1969-70 fiscal year.

This report contains a brief description of programs undertaken during the fiscal year and a statistical summary of activities.

Major accomplishments during this period were the Improvement Plan for Residence, the adoption of the South Bayshore Plan as an element of the Master Plan, the publishing of three additional preliminary reports for the Urban Design Study and the establishment of Market Street sign standards. While these accomplishments represent the dramatic, I cannot stress too strongly the importance of the many day-to-day activities which range from work in the city's neighborhoods to Master Plan referrals to the administration of the City Planning Code. These continuing programs are crucial to the quality of life in San Francisco.

The Commission believes that the accomplishments outlined in this report represent a program of responsiveness to the needs of the city.

Very truly yours,

Walter S. Newman

Walter S. Newman
President

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CITY PLANNING COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

1969-70

Walter S. Newman, President

Mortimer Fleishhacker

Mrs. Charles B. Porter

John Ritchie

Hector E. Rueda

Ex-Officio

Thomas J. Mellon, Chief Administrative Officer

Thomas G. Miller, Alternate

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James J. Finn, Alternate

Department of City Planning

Allan B. Jacobs, Director

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator)

Dean L. Macris, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

THE ROLE OF CITY PLANNING IN SAN FRANCISCO

In broad terms, the role of the Department of City Planning in San Francisco is to anticipate problems; to respond to needs and issues; to prepare and advocate policies, programs and plans; to provide liaison and coordination with other agencies and citizens; and to disseminate information about the community.

This report provides, in capsule form, the scope of the major undertakings by the Department of City Planning during the fiscal year July, 1969 to June, 1970. The purpose is to explain the Department's planning programs to interested citizens and organizations. Through a greater understanding of the planning process in San Francisco, it is hoped that citizens will participate in the Department's efforts to improve the quality of life throughout the city.

PROGRESS DURING THE FISCAL YEAR

In the fiscal year 1969-70, the Department initiated a new approach to planning and programming. This approach emphasizes a more effective relationship between statements of development policy and public and private actions which together bring about improvements in the city. It is a process of planning which emphasizes translation of policies into action-programs, an approach now being adopted in a number of major cities across the country.

In brief, five planning functions represent a major part of the Department's responsibilities:

1. definition of a series of <u>objectives and policies</u> for the city as a whole;
2. preparation of <u>improvement plans</u> for important elements which make up the city, such as housing, recreation, social services and jobs and economic development;

3. establishment of a strategy for development of the city;

4. development of plans for specific areas of the city;

5. preparation of programming schedules and criteria, including the Capital Improvement Program and City Planning Code standards.

Major achievements were made during the fiscal year in each of the five areas of responsibility outlined above. In comprehensive planning, the Department completed the Improvement Plan for Residence, the first of a series of statements leading to revision of the City's Master Plan. In area planning, the Department has undertaken neighborhood plans, maintained liaison with community groups and carried out special improvement programs. Most notable in this regard were the South Bayshore Development Plan; liaison in Chinatown, Buena Vista and the Mission; and extension of the Federally Assisted Code Enforcement (FACE) program to several more neighborhoods in the city.

In addition, the Department continued to play an important role in development programming through the administration of the City's Capital Improvement Program, Urban Beautification Program and City Planning Code.

In the following sections of this report, all projects of the Department of City Planning in the fiscal year 1969-1970 are summarized under four divisions: Comprehensive Planning, Area Planning, Development Programming and Planning Code and Referrals.

C O M P R E H E N S I V E P L A N N I N G

Comprehensive Planning concerns primarily the updating and revision of the San Francisco Master Plan. Specific activities during the fiscal year included studies on housing, transportation, urban design, a city information system and a special land use survey.

BASIC POLICIES AND IMPROVEMENT PLANS

An important part of the Department's responsibilities is revising the Master Plan and carrying out comprehensive planning. The process of comprehensive planning consists of two functions; (1) Policy development establishes long-range objectives and policies to guide the city in terms of eleven planning elements: residence, recreation, urban design, education, social services, health care, public safety, commerce, industry, manpower and transportation; (2) Improvement plans translate broad objectives and policies into specific measurable targets and shorter-term, feasible programs.

The Improvement Plan for Residence - a proposal for citizen review covers the first two components of the process: formulation of longer-range objectives and policies for housing and translation of them into shorter-term targets and programs. Its recommendations are based upon analysis published in three housing reports which have been completed by the Department: Background of Policy on Housing (February, 1969), Issues in Housing (July, 1969), and Survey of Housing (December, 1969).

Recommendations of the Improvement Plan for Residence report represent a combined effort of the Mayor's Office, Housing Authority, Redevelopment Agency, Human Rights Commission, Department of Public Works, Real Estate Department and the Department of City Planning. A further contribution will be made by interested community groups and individuals at a series of public hearings held during the four-month citizen review period. Following the review period, the report will be revised and portions will be presented to the City Planning Commission for adoption as part of the Master Plan.

HOUSING

The second and third of a series of three reports leading to the Improvement Plan for Residence were published by the Department during the fiscal year. Housing Report 2, Issues in Housing, published July, 1969, identifies current issues in housing confronting the city. It is comprehensive in scope, addressed not only to the problems of the city per se, but also to the role of the city in the region. The report was widely circulated in an effort to arouse public interest in the housing issue.

Housing Report 3, Survey of Housing, analyzes field work determining, among other things, the current vacancy rate in the housing stock of the city. This report also discusses income distribution of residents, their mobility, and their satisfactions and dissatisfactions with their housing and with their neighborhood environment. A review of construction in the city was also conducted, showing the role of the private market in fulfilling the residential needs of the community. The report was distributed among local groups who used the findings to support their respective cases in urging construction of appropriate types of housing. In compiling this report, the Department received cooperation from the Real Estate Research Council.

In April, 1970, the fourth annual issue of Changes in the San Francisco Housing Inventory was published. It noted the smallest one-year net gain in housing for the decade and indicated the City's essential role in providing housing during the current private market recession.

URBAN DESIGN STUDY

The Urban Design Study, in progress for two years, is now approaching completion. When the final design plan is adopted by the City Planning

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Commission, it will be included in the Master Plan. All background surveys were completed during the year, and three additional Preliminary Reports were issued. Report No. 2, Existing Plans and Policies, reviewed official plans which have been adopted by a recognized agency of government in the city as well as major studies and proposals that have no official status. Report No. 3, Goals, Objectives and Policies, was derived from the recommendations of special surveys and from discussions between the Urban Design Study Citizens Advisory Committee and the Department. This report was a first step toward city-wide design goals and will provide a basic framework for the Urban Design Plan. Report No. 4, Existing Form and Image, described and analyzed the existing natural and man-made physical form elements of the city. In addition to these Preliminary Reports, the Street Livability Study provided supplemental information on the effects of traffic conditions on the city's residential streets.

Preparation of preliminary reports Nos. 5, 6, and 7 dealing respectively with Urban Design Principles, the Social Reconnaissance Survey, and Implementation, was also initiated during the year.

INFORMATION SYSTEM DEVELOPMENT

Achieving a Common Information System, published in February, 1969, was the first step of the Department in establishing a means to facilitate cooperative action in information collection, storage, and use. Recognizing that the primary problem of developing effective information systems is one of coordination, the Department decided to defer further development of the system until a staff member can be assigned full time for the project. However, the Department still maintained contact with various public agencies and other organizations interested in the application of the forthcoming data processing techniques.

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An important part of the Department's effort to improve information concerning conditions in the city was the preparation of an Address Coding Guide for the Bureau of the Census. The guide will become a component part of a data processing system which will make possible storage and retrieval of information on a block front basis. This system will also lead to more flexible and extensive use of the 1970 Census data when they become available on computer tape. The Department's Land Use Survey, described below, was also designed for data processing. This latter study will be of use to both the Office of the Assessor and the Department of City Planning.

TRANSPORTATION

Another major emphasis during the year was in the development of transportation policies. A two-volume study is being prepared. The first volume, Background for Transportation Policies, will contain an intensive review and analysis of existing and projected transportation problems and needs. The second volume, Basic Policies for Transportation, will present the objectives and policies of transportation planning as an element of the Master Plan.

LAND USE SURVEY

The periodic Land Use Survey has been an important and necessary source of information for the planning process in San Francisco since 1919.

This year's Land Use Survey is the most comprehensive ever undertaken by the City. It classifies every use on every parcel of land, along with the size of the parcel and the zoning classification.

Through the use of a computer and the land use data tapes, the correlated effects of age, use, and value of the city's housing stock

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can be observed. This is only one of many ways in which the land use survey will be applied to facilitate future planning.

A R E A P L A N N I N G

Area Planning carries the responsibility of working with citizens for improving the flow of information to the Department of City Planning regarding community needs, attitudes, and proposals for change. The Department also prepares neighborhood improvement plans for selected parts of the city.

NEIGHBORHOOD IMPROVEMENT

In San Francisco, neighborhood improvement means residential conservation. It also means that existing homes can be improved to provide a better place to live at a cost that is less than the price of a new home. Through the Federally Assisted Code Enforcement (FACE) program, areas of the city are designated for concentrated code enforcement. This housing rehabilitation program is administered by the Department of Public Works. The Department of City Planning recommends areas in the city where FACE would be most beneficial. Once an area has been selected, the Department assists in the preparation of the application, provides neighborhood liaison and assists in the development of a detailed public improvement plan. The success of the program results from the fact that it is a joint effort of private property owners and the City. Low interest Federal loans for property owners and the City's capital improvement program combine to provide the desirable neighborhood improvements.

With the end of this fiscal year, FACE programs have been concluded in four neighborhood areas (Glen Park, Great Highway, Arguello Park and Buena Vista Heights). Since the program was launched, these

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areas containing 3,000 structures and 6,000 dwelling units have been rejuvenated and Federal loans and grants amounting to $5.5 million have been appropriated to finance part of the rehabilitation work.

The Department also worked this year with residents in the Alamo Square, Bernal Heights and Duboce Triangle neighborhoods in developing improvement plans and a $1.8 million Federal grant application for plan implementation.

AREA LIAISON

The purpose of the area liaison program is threefold: first, to improve the Department's information about local affairs and problems in a number of city districts; second, to provide planning services to districts in the city regardless of whether specific planning projects are underway in those districts; and third, to promote greater citizen participation in the planning process. By maintaining liaison with communities, the Department has a greater ability to respond to community needs. In this year, area liaison was carried out in Buena Vista, Chinatown, and the Mission.

Buena Vista Area

The Department has held meetings with community groups in the Buena Vista area, in which problems and needs facing the area have been identified and analyzed. Based on this analysis, the Department is formulating an array of objectives which will be submitted for review by residents of the area.

Chinatown

For the past two years, the Department has continued liaison with community groups and individuals in the Chinatown area. Simultaneously,

[illegible] Lake Michigan and Lake Huron shoreline [illegible] have been [illegible] and federal funds and grants amounting to $[illegible] million have been [illegible] in Ontario [illegible] of the rehabilitation work.

The Conservation Authority has been very successful in the Niagara Region, Central Ontario and Upper Thames watersheds in [illegible] land acquisition and also [illegible] $[illegible] million federal grant application for [illegible] implementation.

[illegible]

Maintenance of the [illegible] program is essential. Given, the [illegible] the Department's [illegible] about land erosion and [illegible] [illegible] of [illegible] [illegible] in the [illegible] [illegible] [illegible]

the Department has pursued its exploration for funding of a comprehensive plan for Chinatown, as supported by the community and the City Planning Commission in 1968. A favorable response to a request for Federal planning funds was received from the Department of Housing and Urban Development for a limited action program for Chinatown. A grant of $75,000 was approved to finance a 701 Planning Project on two problem areas: housing and recreation. Moreover, these two elements provide opportunities for immediate actions which do not require further study and analysis. While this special planning project will not be initiated until October, 1970, the Department has been working with the community in organizing and preparing for the project.

Mission Area

Through the area liaison program, the Department has deepened its communication with community groups in the Mission area. It brought citizen interest to bear on certain planning issues and created an increased awareness of the role citizens may play in the planning process. The most notable accomplishment in this regard was the preparation of the Preliminary Redevelopment Plan for the Regal Pale Brewery site. After consultation and negotiation among the Redevelopment Agency, the Mission Coalition, and the Department of City Planning, the preliminary plan was approved by the City Planning Commission. Included in the plan are recommendations for multi-family residential use of the site to provide housing for large families.

SOUTH BAYSHORE PLAN

The Department, over a two-year period, worked with residents, community groups and other interested agencies in the development of a plan for the South Bayshore District. This plan was presented, in

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September, 1969, at a joint meeting of the City Planning Commission and the Bayview-Hunters Point Model Neighborhood Agency. After subsequent public hearings, the plan was revised, adopted by the City Planning Commission, incorporated in the Master Plan and cited as the physical basis for model neighborhood planning.

The Plan is intended to provide a framework for the physical development of the community and to provide ways to conserve and enhance the district's positive physical features. The most innovative portions of the plan relate to development of the shoreline. These include proposals for two new residential neighborhoods and for the development of a lineal park to extend from the county line north to India Basin, as well as proposals for marina facilities and commercial recreation. These proposals, when implemented, will bring about truly dramatic changes in this section of the city. The initial steps in implementation have been taken by setting in motion the recommended amendments to the City Planning Code for this area, and by resolution of the Board of Supervisors calling for implementation of the shoreline plan as speedily as is possible.

TRANSPORTATION IMPROVEMENTS

The Department continually undertakes the review and investigation of immediate transportation proposals and projects. This responsibility involves not only review and recommendations to the City Planning Commission, but also coordination with other City departments and agencies.

A major achievement this year was the securing of a Joint Powers Agreement for the City with the Bay Area Rapid Transit District (BART) and San Mateo County to undertake preliminary financial, engineering and design programs for extending the BART system to San Francisco International Airport. This effort is possible through the receipt of an Urban

Mass Transit Planning Grant.

Other transportation projects in which the Department participated included an analysis of short takeoff and landing (STOL) airport requirements, the Golden Gate Bridge long-range rapid transit project, the Municipal Railway (Muni) modernization program, and continuing coordination of the BART-Muni rapid transit program in the city.

PRESIDIO REPORT

On July 17, 1969, the City Planning Commission held a public hearing to review the U. S. Sixth Army Master Plan for the Presidio of San Francisco and to inform concerned citizens of the proposals contained in the Plan. At this meeting, the Commission requested the staff of the Department to prepare an analysis of the Plan's proposals.

Following a review of the historic background of the Presidio, the staff report focused on two major issues: (1) preservation of the open space character and historic values of the Presidio, and (2) improved coordination of Presidio planning with city objectives and policies for development.

The staff report was subsequently endorsed by the City Planning Commission, and the Director of Planning was authorized to transmit the report to all appropriate officials.

D E V E L O P M E N T P R O G R A M M I N G

Development programming includes preparation of the annual Capital Improvement Program for the city, the Urban Beautification Program, and other related implementation activities.

CAPITAL IMPROVEMENT PROGRAM

Through close coordination with other City departments and agencies, the Department of City Planning annually prepares a six-year

MASS TRANSIT PLANNING [illegible]

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PLANNING REPORT

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Through close coordination with other City departments and agencies, the Department of City Planning annually prepares a six-year

Capital Improvement Program for City Planning Commission review. In addition, the Department works closely with the Capital Improvement Advisory Committee to achieve continuity in concept and program for this significant planning tool.

URBAN BEAUTIFICATION

Urban beautification, a Federal grant program, is designed to help communities become more pleasant and desirable places in which to live through improving the attractiveness of streets and other public places. The City, through the Department of City Planning, has, for the third consecutive year, been awarded grants for urban beautification. The amount of the award for the 1969-70 program, subject to final Federal audits, will be about $422,267. These grant funds will be used to further the city-wide beautification program.

PLANNING CODE AND REFERRALS

City Planning Code administration and Referrals are continuous responsibilities of the Department established by the Charter. Closely related to the administrative work are special studies such as those pertaining to Market Street sign control and the Jackson Square Historic District.

ZONING ADMINISTRATION

The City Planning Code (Zoning Ordinance) is another tool used to achieve the objectives of the Master Plan. The Department is responsible for investigating and preparing materials on applications to the City Planning Commission for property reclassifications (zone changes), conditional uses and building set-back line changes. Through the Zoning Administrator, determinations are made on applications for variances from

Capital Improvement Program for City Planning Commission Review. In addition, the Department works closely with the Capital Improvement Advisory Committee to achieve continuity in concept and progress for this significant planning tool.

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standards of the City Planning Code. The Department also provides public information on the Code, reviews construction and alteration applications for Code compliance, maintains records of nonconforming uses and initiates enforcement action against Code violations. The Code is continuously reviewed for possible means of improving its effectiveness. Major Code amendments were adopted during the past year to implement the South Bayshore District Plan and the Northern Waterfront Plan. Amendments requiring more detailed review of automobile wrecking yard proposals were also adopted, as were permanent height limits of 40 feet and 100 feet for the Ocean Beach area.

Market Street Sign Standards

A concentrated study by the Department resulted in adoption of a detailed series of sign standards for downtown Market Street, timed to bring significant change in street appearance with the opening of the BART and MUNI subways and installation of more than $20 million in voter-approved street improvements. The Market Street ordinance concentrates on several major concerns. It is designed to remove 60 or more billboards in three years, trim back signs and other projections to a limit of six feet from building lines to make way for street trees, and regulate the placement of signs in relation to the architectural features of buildings. An advisory committee was formed to work with the Department in drafting the provisions. This committee agreed that private efforts should be undertaken to supplement the ordinance requirements with procedures to assure design excellence.

LANDMARKS PRESERVATION

The Landmarks Preservation Advisory Board, created in 1967, studies potential historical, architectural and aesthetic landmarks and

makes recommendations thereon to the City Planning Commission. During the past year, eight landmark designations were initiated by the Landmarks Board and approved by the Board of Supervisors, bringing the total number of San Francisco's official landmarks to 34. Studies on a possible Jackson Square Historic District are in progress; this would be the City's first effort to apply the landmarks legislation on a district basis. The Landmarks Board is also cooperating in the field of actual restoration in the case of one previously designated landmark, the South San Francisco Opera House, which is to be purchased and rehabilitated by the City with the aid of a Federal grant for use as a community center in the South Bayshore area. Another major new emphasis is the Board's participation in the Federal-State program to expand the National Register of Historic Places, in which outstanding local landmarks will now receive national recognition.

REFERRALS

The Referral is one of the several tools of the Department to realize the objectives of the Master Plan. Through the Referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the City Planning Commission to determine if such action is consistent with the Master Plan. The City Planning Commission then forwards its recommendation to the Board of Supervisors for final action.

STATISTICAL SUMMARY

	1969-70	1968-69	1967-68
City Planning Commission			
Regular and Special Meetings	50	50	46
Planning Code Cases			
Zone Changes	35	35	25
Conditional Uses	97	62	34
Setbacks	1	1	2
Text Amendments	10	5	6
Master Plan Referrals	74	73	59
Zoning Administration			
Variances	60	57	77
Building Applications	4,798	3,871	3,742
Sign Applications	1,846	1,799	1,560
Miscellaneous Permits	1,070	1,050	1,300
Enforcement Cases	245	294	179
Landmarks Board Cases	20	36	48
Reports Published	11	14	9

A P P E N D I C E S

1969-70 ANNUAL REPORT

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

APPENDIX I

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amendment	Conditional Use	Text Amendment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	143	35	97	10	1
Applications pending at beginning of period	26	15	9	1	1
Approved	56	10	38	8	0
Approved in part; remainder denied or withdrawn	1	1	0	0	0
Disapproved	23	10	12	1	0
Withdrawn, or no action by Commission required	11	3	7	0	1
Pending at end of period	77	25	49	2	1
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	4	3	-	1	0
Approved /3	19	13	-	6	0
Failed of approval	0	0	-	0	0
Pending at end of period	10	3	-	7	0
Applications Appealed to Board of Supervisors /4	14	7	7	-	0
Pending at beginning of period	2	0	2	-	0
Planning Commission action sustained	10	5	5	-	0
Planning Commission action overruled	3	0	3	-	0
Pending at end of period	3	2	1	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors and specifically 34 cases for extension of termination dates on certain non-conforming uses.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments and setback changes

APPENDIX I

[illegible]

[illegible]

APPLICATIONS FOR APPROVAL, CONDITIONAL USES, AND SPECIAL [illegible]

	TOTAL	[illegible]	[illegible]	[illegible]	[illegible]
Action by Planning Commission					
Applications filed for hearing during period (1)	[illegible]	[illegible]	[illegible]	[illegible]	
Applications pending at beginning of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Approved	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Approved in part; conditions imposed or withdrawn	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Disapproved	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Withdrawn, or no action by Commission required	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pending at end of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Action by board of supervisors on approved applications (2)					
Pending at beginning of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Approved (3)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Failed of approval	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pending at end of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Applications approved by Board of Supervisors (4)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pending at beginning of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Planning Commission action contained	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Planning Commission action contained	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Pending at end of period	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

(1) Includes amendments applied for on property owners and also those amendments initiated by the Planning Commission or referred to it by Board of Supervisors and specifically to cases for variations of terminating [illegible] certain non-conforming uses.

(2) Final action on an application for a conditional use is taken by the Planning Commission unless the action is appealed to the Board of Supervisors.

(3) Each application approved by the Board has also approved and signed by the Mayor.

(4) Includes appeals from the action of the Planning Commission on pending or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, [illegible]

APPENDIX II

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

Pending at Beginning of Period	Application Filed	Granted	Denied	Withdrawn	Pending at End of Period
30	60	32	22	7	26

/1 An application must relate to a single parcel of land but may request one or more variations from the provisions of the City Planning Code for the lot or lots included within that parcel; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than was sought or were granted with conditions attached.

/3 An application requesting variances from two provisions of the City Planning Code was granted in part and denied in part. It was therefore recorded as 1/2 granted and 1/2 denied.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other than "Less than /4 10%"Variances Granted	Other than "Less than /4 10%"Variances Denied	"Less than /4 10% Variances Granted	"Less than /4 10% Variances Denied
TOTAL ALL TYPES	91	55	36	51	32	4	4
INDIVIDUAL TYPES							
Lot Area	7	4	3	2	2	2	1
Lot Width	0	0	0	0	0	0	0
Rear Yard	27	14	13	12	12	2	1
Coverage	11	5	6	5	4	0	2
Side Yard	2	0	2	0	2	0	0
Parking	36	28	8	28	8	0	0
Density	2	0	2	0	2	0	0
Usable Open Space	1	0	1	0	1	0	0
Development Bonus	1	1	0	1	0	0	0
Floor Area Ratio	4	3	1	3	1	0	0

/4 "Less than 10%" Variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

APPENDIX C

1970-80 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

DATING AND CONDITIONING OF DWELLINGS ON BUSINESS SUBDIVISIONS

Dwellings on Subdivisions of Record	Subdivisions Filed	Dwellings Completed	Dwellings Conditioned	Percent of Dwellings Not Conditioned
20	19	1	19	19
21	20	1	20	20
22	21	1	21	21

APPENDIX III

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

PERMIT APPLICATIONS REVIEWED

Building Permit Applications

	Reviewed	Approved
Building permit applications other than for legalization or signs (new buildings, alterations, grading)	3,236	3,198
Legalization applications for dwelling units	1,562	1,547
Sign applications	1,846	1,822
Total Building Permit Applications	6,644	6,567

Miscellaneous Permit Applications Referred From Other Departments

Fire	293	284
Police	322	306
Public Health	88	85
Public Welfare	57	57
Public Works	310	310
Total Miscellaneous Applications	1,070	1,042
GRANT TOTAL ALL APPLICATIONS	7,714	7,609

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

APPENDIX IV

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	348	245	351	257

APPENDIX V

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
BOARD OF PERMIT APPEALS

A. Appeals From Administrative Decisions on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
6	53	34	15	2	4

Type of Regulation Involved	OVERRULED	SUSTAINED
Density	8	3
Use	12	6
Parking	11	5
Signs	3	1
Yards	4	2
Height	1	0
Usable Open Space	0	1

B. Appeals From Variance Decisions of the Zoning Administrator

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	13	11	3	0	0

C. Appeals from Discretionary Disapproval of Permit Applications by City Planning Commission

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	4	0	4	0	0

APPENDIX D

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

DISCUSSIONS CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX E

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
BOARD OF PERMIT APPEALS

A. Appeals From Administrative Decisions on Permit Applications Under the Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Type of Regulation Involved	OVERRULED	SUSTAINED
Density	[illegible]	[illegible]
Use	[illegible]	[illegible]
Parking	[illegible]	[illegible]
Signs	[illegible]	[illegible]
Yards	[illegible]	[illegible]
Height	[illegible]	[illegible]
Usable Open Space	[illegible]	[illegible]

B. Appeals From Variance Decisions of the Zoning Administrator

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

C. Appeals From Discretionary Disapproval of Permit Applications by City Planning Commission

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

APPENDIX VI

1969 - 70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

MASTER PLAN REFERRALS

	Pending at Beginning of Period	Filed	Approved	Denied	Withdrawn	Pending at End of Period
TOTALS	6	80	71	3	3	9

The City Planning Commission considered 46 of the 74 referrals acted upon during the fiscal period. The Commission found 43 referrals in conformity with the Master Plan, and 3 to be in conflict with the Master Plan.
Twenty-eight routine referrals were processed administratively.

The City Planning Commission considered and approved one condominium subdivision and three other subdivisions. In addition, three subdivisions were approved administratively.

APPENDIX VLI

1969-70 ANNUAL REPORT
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

LANDMARKS BOARD

	Landmarks Considered	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
TOTALS	20	10	6	8

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] the Department, and some other [illegible] [illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

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San Francisco Department of City Planning

ANNUAL REPORT

July 1, 1971, through June 30, 1972

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September 28, 1972

Mayor Joseph L. Alioto
Room 200, City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present the annual report of activities of the Department of City Planning for the 1971-72 fiscal year.

This report contains a brief description of programs undertaken during the fiscal year and a statistical summary of activities.

The Commission believes that the accomplishments outlined in this report represent a program of responsiveness to the needs of the city.

Very truly yours,

Walter S. Newman

Walter S. Newman
President

CITY PLANNING COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

1971-72

Walter S. Newman, President

Mortimer Fleishhacker

Mrs. Charles B. Porter

John Ritchie

Hector E. Rueda

Ex-Officio

Thomas J. Mellon, Chief Administrative Officer

Thomas G. Miller, Alternate

John D. Crowley, General Manager of Public Utilities

James J. Finn, Alternate

Department of City Planning

Allan B. Jacobs, Director

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator)

Dean L. Macris, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

SAN FRANCISCO'S PLANNING PROGRAM

This report provides a summary of the major projects and activities of the Department of City Planning during the fiscal year from July 1971 through June 1972. Its purpose is to describe the Department's planning programs, priorities and accomplishments to both public officials and interested citizens and organizations. Through a greater understanding of the Department's programs and responsibilities, officials and citizens alike will have the opportunity to participate in efforts to improve the quality of life in San Francisco.

Several significant achievements were realized during the fiscal year covered by this report. Among the most important were the adoption by the City Planning Commission of the Urban Design Plan, the Plan for Transportation, citywide height and bulk controls and the Jackson Square Historic District. In addition to these important citywide efforts, the Department continued its programs directed toward neighborhoods with the completion of the Chinatown housing and recreation project and the adoption by the Commission of a zoning reclassification plan for the Haight-Ashbury.

In addition to such special planning projects, the Department continued in its role of guiding San Francisco's development through the Capital Improvement Program, the Federally Assisted Code Enforcement program and the City Planning Code.

In the following sections of this report, all projects of the Department of City Planning for the fiscal year are summarized under three divisions: Comprehensive Planning, Area Planning and Development Programming.

COMPREHENSIVE PLANNING

Comprehensive Planning includes primarily the updating and revision of the San Francisco Master Plan.

BASIC POLICIES AND IMPROVEMENT PLANS

The process of comprehensive planning consists of two functions: (1) Policy development to establish long-range objectives and policies to guide the decision-making process; and, (2) Improvement plans to translate broad objectives and policies into specific, measurable objectives and shorter-term implementation programs.

The Department has continued to concentrate on these two functions simultaneously by taking an element by element approach for the revision of the Master Plan. This procedure involves a number of City departments in establishing the policies for their respective parts of the Master Plan.

Eight planning elements are proposed for the Master Plan: residence, urban design, transportation, recreation and open space, community services, economic development, environmental quality and education. To date, three of the eight elements--residence, urban design and transportation--have been adopted by the City Planning Commission.

Plan for Residence

The "Housing Programs" report, published in May 1971, included recommendations for carrying out the Plan for Residence adopted previously by the City Planning Commission as part of the Master Plan. This report has been the focus of the Department's housing activities during the fiscal year.

In implementing the program, the Department placed priority on housing maintenance by seeking more federal funds for the Federally Assisted Code Enforcement program, by exploring possibilities for the establishment of a private loan pool to provide home improvement loans at low interest rates, and by supporting property rezonings to encourage the retention of family housing units.

The Department has also given priority to increasing the supply of low and moderate income housing, especially for families with children. Toward this objective, it has worked with the Model Cities and Redevelopment Agencies and nonprofit housing sponsors to provide more moderate income housing in high need neighborhoods. In addition, it has worked with the Housing Authority to find sites for public housing outside areas where the older projects are located. In planning for such housing, the Department has concentrated on making the design and scale of the developments conform with the surrounding neighborhood. The staff has also worked with private developers to increase the proportion of family units in market-rate housing.

Urban Design Plan

A series of public hearings was held on the Urban Design Plan during July 1971. As a result of citizen comments during these hearings, a number of changes were made in the Plan. The Plan, as modified, was adopted by the City Planning Commission as an element of the Master Plan in August, 1971.

This action completed a study begun three years earlier which responded to many citizen concerns about the quality of the city's environment. The Urban Design Plan, as an element of the Master Plan, will guide the Commission, the Department, and other public and private agencies in the community in decisions affecting the appearance and livability of San Francisco. Its policies relate to the overall physical pattern of the city, the conservation of buildings and other resources, moderation of major new development, and a variety of aspects of neighborhood environment.

Plan for Transportation

In August 1971 the Department issued the "Improvement Plan for Transportation - A Proposal for Citizen Review." The purpose of this report was to recommend City policies and programs for improving transportation in San Francisco and for achieving a viable balance between transportation needs and broad social, economic and environmental goals. The report contains recommended citywide objectives and policies for transportation; suggestions for a variety of actions to carry out certain policies; and identification of targets for completion of specific improvements.

Following a series of public hearings on the Plan, the Department issued a report on April 5, 1972, which analyzed the comments made at the hearings and

recommended changes based upon them.

On April 27, 1972, the City Planning Commission adopted the revised Plan for Transportation as an element of the Master Plan. Following adoption of the Plan, work has commenced on the development of a program for its implementation over the coming years.

Plan for Recreation and Open Space

The Department continued during the fiscal year the formulation of objectives, policies and a recommended program for the Improvement Plan for Recreation and Open Space. This Plan will define recreation and open space needs and it will propose programs for meeting these needs.

Work is progressing on this element in close coordination with the Recreation and Park Department and a number of citizen groups. The proposed Plan is nearly complete and is scheduled for publication for citizen review in the early part of the next fiscal year.

Plan for Community Services

The development of the Plan for Community Services continued through the fiscal year. The scope of the Plan includes the formulation of objectives and policies for the fire, health, library and police in close coordination with the appropriate departments. Further work on the Plan will be determined on the basis of the response received from the respective agencies.

Plan for Economic Development

An application has been submitted to the federal government for financial assistance in the research, analysis and formulation of the Plan for Economic Development. Initial work will include the design of an economic growth study.

Plan for Environmental Quality

Preliminary research is now underway for the noise and seismic portions of the Plan for Environmental Quality.

HOUSING

Changes in the San Francisco Housing Inventory

In May 1972, the sixth annual issue of "Changes in the San Francisco Housing Inventory" was published. This report noted that the net housing gain for 1971 was the highest recorded for the period starting in 1966. As in previous years, higher density structures (those having 10 or more units) were responsible for the major share of the units completed.

Because this report monitors both public and private housing construction, it is one of the most important sources of information for making decisions affecting the housing supply in San Francisco.

Redevelopment Guidelines

In recognition of the importance of federally assisted redevelopment programs in carrying out the residence element of the Master Plan, the Department prepared "Redevelopment Guidelines" for use by the City Planning Commission in meeting its responsibilities for identifying project areas and approving redevelopment plans. These guidelines state that the major purpose of potential projects should be construction or rehabilitation programs oriented to housing for moderate or low-income families with children. Such projects should be undertaken where normal private actions cannot be expected to achieve renewal of an area and provide new housing units. In September 1971, the Commission adopted these guidelines and indicated its intention to use them in selecting new redevelopment project areas.

The Neighborhood Development Program in Chinatown was the first project approved by the Commission under the new redevelopment guidelines. The project will provide 150-200 units of low and moderate income housing on a one-acre site.

ACQUISITION AND DISTRIBUTION OF 1970 CENSUS MATERIALS

The U. S. Census is the primary source of information about the city and its residents for many public and private agencies. The Department's role as the key Census agency for San Francisco is a vital responsibility. Information from the 1970 Census is being released by the Bureau of the Census in increments. The Department has purchased magnetic tapes containing Census information and output from the Census Service Facility at the University of California. It has participated actively in the Census Data Coordinating Committee, a group composed of City agencies interested in Census matters.

A report based upon the first results available from the Census, "San Francisco 1970: Census Summary and Analysis" was published early in 1972 for general circulation.

A R E A P L A N N I N G

Area Planning is an increasingly important responsibility of the Department of City Planning for improving the flow of information to the Department regarding community needs, attitudes and proposals for change.

CHINATOWN PLANNING PROJECT

The "San Francisco Chinatown Housing and Recreation Program" report, prepared by consultants, was completed with a presentation to the City Planning Commission in March 1972. The report is divided into five major sections: The introduction and summary sections set forth, respectively, essential background information on housing and recreation needs and a synopsis of recommendations; the housing and recreation program sections include detailed presentations of policies, priorities, strategies and methods of implementing the objectives of the report; and, the immediate actions section provides project proposals for prompt effectuation.

The Department is currently reviewing the consultants' report and evaluating housing and recreation proposals on the basis of their feasibility and priority. The Department's recommendations will be presented to the City Planning Commission for adoption during the next fiscal year.

HAIGHT-ASHBURY NEIGHBORHOOD PLANNING STUDY

The Department continued with its planning program for the Haight-Ashbury neighborhood during the fiscal year. The report, "Haight-Ashbury Transportation," was published in November, 1971. This report focused on the major transportation problems of vehicular circulation, parking, public transit and street livability. As the study progresses, reports will be prepared on housing, commerce and community facilities.

A major accomplishment associated with the project during the fiscal year was the reclassification of approximately one-third of the Haight-Ashbury neighborhood from high density residential use to low and medium density residential use. Strong citizen initiative and support were the key to the rezoning.

WATERFRONT

At the request of the Board of Supervisors, the Department in collaboration with the Port Commission assembled all plans and proposals for the waterfront area into a single map for purposes of comparison and evaluation. Following a one-month public display of this map at the Department, a joint meeting was held by the Planning and Port Commissions at which time the public was given the opportunity to comment on the plans and proposals. The comments received from this meeting were evaluated by the staffs of the two agencies and recommendations were prepared for Master Plan amendments. However, pending the forthcoming recommendations of the Mayor's Port Committee, further action on these proposed amendments has been postponed.

AREA LIAISON

The purposes of the area liaison program are to improve the Department's information about local affairs and problems in a number of city districts, to provide planning services to districts in the city regardless of whether specific planning projects are underway, and to promote greater citizen participation in the planning process. By maintaining liaison with communities, the Department has a greater ability to respond to community needs.

During the fiscal year, the Department was involved in liaison activities in the South Bayshore Area, the Mission District, the Richmond District, the Sunset-Parkside neighborhood, the Presidio, Bernal Heights and the Downtown Area. In the South Bayshore and Mission areas, the Department is also providing special assistance to the model neighborhood agencies.

D E V E L O P M E N T P R O G R A M M I N G

Development programming includes the scheduling and guiding of specific project activities in public and private sectors of the city.

CAPITAL IMPROVEMENT PROGRAM

Through close coordination with other City departments and agencies, the Department of City Planning annually prepares a six-year Capital Improvement Program for City Planning Commission review. This report is one of several devices used to achieve the objectives of the Master Plan. In addition, the Department provides staff assistance to the Capital Improvement Advisory Committee to assure continuity during further review and consideration of the Capital Improvement Program.

FEDERALLY ASSISTED CODE ENFORCEMENT PROGRAM

In cooperation with the Department of Public Works and other City agencies, a continuing responsibility of the Department is the Federally Assisted Code Enforcement Program for the improvement of selected neighborhoods in the city.

During the fiscal year the Alamo Square, Bernal Heights and Duboce Triangle projects reached their midpoint. The Department continued working with the citizen advisory committees, the Department of Public Works and other City agencies to help resolve community problems and coordinate neighborhood improvement activities in these areas.

In the Duboce Triangle, designs for sidewalk narrowing, increased parking and sidewalk "mini-plazas" were developed and subsequently approved by the Board of Supervisors. A similar project for the widening of Winfield Street in the Bernal Heights area was completed during the year. An important achievement of the Alamo Square Citizen Advisory Committee was the establishment of a position for a community liaison officer to work primarily with the social problems of the area.

CURRENT TRANSPORTATION PLANNING

The Department reviews and investigates immediate transportation proposals and projects. This responsibility involves not only review and recommendations to the City Planning Commission, but also coordination with other City departments and agencies.

The Department continued to participate in the San Francisco Airport Access Project to develop the extension of the Bay Area Rapid Transit system to the San Francisco International Airport. Also, the Department is acting in a technical advisory role for the Golden Gate Bridge Transit District study, the Bay Area Rapid Transit District's "Northwest San Francisco Rapid Transit Extension Project" and the Municipal Railway-Bay Area Rapid Transit District's "Mission Corridor Coordination Study." The Department continues to review various projects for the Municipal Railway's "Transit Improvement Program."

OPEN SPACE LAND PROGRAM

The Open Space Land Program, a federal grant program, is used in the city to help neighborhoods become more pleasant and desirable places in which to live through improving the attractiveness of streets, parks and other public places.

On June 30, 1972, the City received notification from the U. S. Department of Housing and Urban Development that a grant in the amount of $124,000 had been approved for the open space program. Including this new grant allocation, $1.7 million in federal grants have been awarded to the City for the furtherance of the program for park improvements and urban beautification.

CITY PLANNING CODE

The City Planning Code (Zoning Ordinance) is another of the several tools used to achieve the objectives of the Master Plan. The Department is responsible for investigating and preparing materials on applications to the City Planning Commission for property reclassifications, conditional uses and building setback line changes. Through the Zoning Administrator, determinations are made on applications for variances from the standards of the City Planning Code. The Department also provides public information on the Code, reviews construction and alteration applications for Code compliance, maintains records of nonconforming uses and initiates enforcement action against Code violations. The Code is reviewed continuously for possible means of improving its effectiveness.

Citywide Height and Bulk Controls

In order to implement immediately a significant part of the adopted Urban Design Plan, the Commission directed the staff to prepare specific proposals to establish districts for control of the height and bulk of buildings throughout the city.

The proposed ordinance text and zoning maps were presented to the Commission in February 1972, and these went into effect as interim controls, replacing the more general guidelines of the Urban Design Plan. Public hearings were held over a period of several months, generating a great deal of interest and concern on the part of neighborhood groups. After a thorough evaluation of the public response and extensive changes, generally resulting in greater restrictions, the Commission approved the proposed height and bulk controls on June 29, 1972, and forwarded them to the Board of Supervisors for legislative action.

Market Street Special Sign District Survey

In conjunction with the beautification and improvement plan for Market Street, an ordinance establishing a special sign district was adopted in 1970 to control the size, projection, design and placement of signs. A deadline of May 1972 was set for the removal of signs and marquees with excessive projection.

In February the Department completed a survey which found that the signs and marquees of 144 businesses still exceeded the projection limits. By June, 95 of these businesses had complied with the ordinance. Since the issuance of compliance orders by the Zoning Administrator, 38 additional businesses have conformed, leaving only 11 violations at the end of the fiscal year.

Non-conforming Use Survey

Continuing the activity of the Department under provisions of the City Planning Code instituted in 1960 relative to non-conforming uses, 1,744 properties were surveyed during the fiscal year for Code compliance. Findings of

the survey were noted on history cards maintained for each of the non-conforming uses. Notices of termination were sent to 73 discontinued cases.

Enforcement

The City Planning Code can be an effective means for the implementation of the Master Plan only if its regulatory provisions are observed and followed by the people of the city. Therefore, to encourage compliance with the Code, another of the Department's continuing responsibilities is to investigate alleged violations of the Code and to take enforcement action when necessary. A simple notice of apparent violation to a property owner or business operator is often sufficient to achieve Code compliance. In other cases, it is sometimes necessary for the Zoning Administrator to call upon the City Attorney or the District Attorney to initiate legal action.

LANDMARKS PRESERVATION

The Landmarks Preservation Advisory Board, created in 1967 and granted limited powers under the City Planning Code, acts in an advisory capacity to the City Planning Commission. The Advisory Board is charged with recommending approval or disapproval of proposed changes to the exterior of landmark buildings, and can recommend delay in the approval of permits for demolition of landmarks. It also initiates and recommends landmark designations to the Commission for consideration by the Board of Supervisors.

Landmarks in San Francisco include buildings of historical, architectural and aesthetic value. During the past year, five designations were heard and approved by the Board of Supervisors. With these designations, the total number of landmarks was increased to 46. The landmarks officially designated were: the Dennis T. Sullivan Memorial Fire Chief's Home; the Cable Car Barn and Power House; the Donaldina Cameron House; the Leale House; and the House of the Flag.

During the fiscal year, extensive citizen and Advisory Board review was concentrated on the proposal for the designation of the Jackson Square Historic District. In February 1972, this district was officially recognized by the Advisory Board and referred to the City Planning Commission. In March 1972, the district was approved by the Commission and recommended to the Board of Supervisors for their adoption. At the end of the fiscal year, it appeared that the Board of Supervisors would soon take action on this proposal.

The Landmarks Preservation Advisory Board continued to work closely with the Redevelopment Agency in an effort to preserve buildings of architectural merit in the Western Addition Redevelopment Project area. The objective of this program is to provide for the restoration of historic structures either on their present sites or at new locations.

The Advisory Board actively sought during the fiscal year the recognition of the city's landmarks by the National Register of Historic Places. By the end of the year, six additional entries were placed on the Register, including the Jackson Square Historic District, Fort Mason Historic Area, Hallidie Building, Main Post Office and Courthouse, Mission Dolores, and Golden Gate Park Conservatory.

MASTER PLAN REFERRALS

The Master Plan Referral is a further tool the Department has for the realization of the objectives of the Master Plan. Through the Referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the City Planning Commission to determine if such action is consistent with the Master Plan. The Commission then forwards its recommendation to the Board of Supervisors for final action.

STATISTICAL SUMMARY

	1971-72	1970-71	1969-70
City Planning Commission			
Regular and Special Meetings	58	49	50
Planning Code Cases			
Zone Changes	25	25	35
Conditional Uses	60	55	97
Setbacks	1	1	1
Text Amendments	2	3	10
Master Plan Referrals	58	83	74
Zoning Administration			
Variances	61	70	60
Building Applications	3,698	5,283	4,798
Sign Applications	1,639	2,164	1,846
Miscellaneous Permits	1,052	1,476	1,070
Enforcement Cases	325	345	245
Landmarks Board Cases	10	40	20
Reports Published	8	13	11

APPENDIX I

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amendment	Conditional Use	Text Amendment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	87	25	60	2	0
Applications pending at beginning of period	33	19	13	1	0
Approved	53	11	40	2	0
Approved in part; remainder denied or withdrawn	0	0	0	0	0
Disapproved	9	6	3	0	0
Withdrawn, or no action by Commission required	19	13	6	0	0
Pending at end of period	29	14	14	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	6	3	-	2	1
Approved /3	10	9	-	0	1
Failed of approval	1	1	-	0	0
Pending at end of period	6	2	-	4	0
Applications Appealed to Board of Supervisors /4	5	1	4	-	0
Pending at beginning of period	1	0	1	-	0
Planning Commission action sustained	5	1	4	-	0
Planning Commission action overruled	1	0	1	-	0
Pending at end of period	0	0	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments and setback changes.

APPENDIX II

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

Pending at Beginning of Period	Application Filed	Granted	Denied	Withdrawn	Pending at End of Period
40	58	49	18	5	26

/1 An application may relate to more than a single parcel of land and may request one or more variations from the provisions of the City Planning Code for the parcel or parcels included; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than were sought or were granted with conditions attached.

	VARIANCES SOUGHT & DECIDED	GRANTED	DENIED	Other than "Less than /3 10%" Variances Granted	Other than "Less than /3 10%" Variances Denied	"Less than /3 10%" Variances Granted	"Less than /3 10%" Variances Denied
TOTAL ALL TYPES	97	63	34	59	34	4	0
INDIVIDUAL TYPES							
Lot Area	3	3	0	2	0	1	0
Lot Width	3	3	0	2	0	1	0
Rear Yard	30	23	7	22	7	1	0
Coverage	9	4	5	4	5	0	0
Side Yard	1	1	0	1	0	0	0
Parking	29	21	8	21	8	0	0
Density	5	2	3	1	3	1	0
Usable Open Space	5	0	5	0	5	0	0
Off-street Loading	1	1	0	1	0	0	0
Floor Area Ratio	2	2	0	2	0	0	0
Floors of Occupancy	2	0	2	0	2	0	0
Outdoor Play Space	2	2	0	2	0	0	0
Access Width	1	0	1	0	1	0	0
Front Setback	2	1	1	1	1	0	0
Sign Projection	1	0	1	0	1	0	0
Light and Air	1	0	1	0	1	0	0

/3 "Less than 10%" Variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

APPENDIX III

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	373	325	336	346

APPENDIX IV

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

BOARD OF PERMIT APPEALS

A. Appeals from Administrative Decisions on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
5	34	23	10	5	1

Type of Regulation Involved	Overruled	Sustained
Density	7	0
Use	6	4
Parking	9	4
Signs	6	2
Yards	1	1
Height	0	1
Usable Open Space	1	0

B. Appeals from Variance Decisions of the Zoning Administrator.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	15	11	4	0	1

C. Appeals from Discretionary Disapproval of Permit Applications by City Planning Commission.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	2	0	0	1	1

D. Appeals from an Order, Requirement, Decision or Determination by the Zoning Administrator other than a Permit or a Variance.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	11	0	9	2	0

APPENDIX V

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS

	Pending at Beginning of Period	Filed	Approved	Denied	Withdrawn	Pending at End of Period
TOTALS	13	61	54	4	0	16

The City Planning Commission considered 34 of the 58 referrals acted upon during the fiscal period. The Commission found 30 referrals in conformity with the Master Plan, and 4 to be in conflict with the Master Plan.

Twenty-four routine referrals were processed administratively.

The City Planning Commission considered and approved eight subdivisions.

APPENDIX VI

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

LANDMARKS BOARD

	Landmarks Considered	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
TOTALS	10	5	5	5

APPENDIX VII

1971-72 ANNUAL REPORT

San Francisco Department of City Planning

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department, for items other than personnel, compared with budget appropriations were as follows:

	Budget	Supplemental Appropriations	Encumbrances or Expenditures
1.119.200.00 (Contractual Services)	$40,672.00	-0-	$41,575.13
1.119.203.00 (Use of Employees' Cars)	200.00	-0-	82.11
1.119.216.000 (Repair of Autos)	500.00	-0-	857.89
1.119.269.010.000 (Notice of Height & Bulk Reclassification)	-0-	$14,088.00	13,824.12
1.119.300.00 (Materials & Supplies)	11,055.00	-0-	9,815.67
1.119.400.00 (Equipment)	-0-	-0-	-0-
1.119.800.00 (Membership Dues)	790.00	-0-	770.00
1.119.880.000 (Rents-Real Property)	23,760.00	-0-	23,760.00
Totals	$76,977.00	$14,088.00	$90,684.92

Revenues from Zoning Fees

Applications for Zoning Amendments	$1,700.00
Applications for Conditional Use Authorization	3,750.00
Applications for Variances	2,900.00
Setbacks	50.00
Total	$8,400.00

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San Francisco Department of City Planning

ANNUAL REPORT

July 1, 1972, through June 30, 1973

September, 1973

September 13, 1973

Mayor Joseph L. Alioto
Room 200, City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present the annual report of activities of the Department of City Planning for the 1972-73 fiscal year.

This report contains a brief description of programs undertaken during the fiscal year and a statistical summary of activities.

The Commission believes that the accomplishments outlined in this report represent a program of responsiveness to the needs of the city.

Very truly yours,

Walter S. Newman

Walter S. Newman
President

CITY PLANNING COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

1972-73

Walter S. Newman, President

Mortimer Fleishhacker

Mrs. Charles B. Porter

John Ritchie

Hector E. Rueda

Ex-Officio

Thomas J. Mellon, Chief Administrative Officer

Thomas G. Miller, Alternate

John D. Crowley, General Manager of Public Utilities

John C. Farrell, Alternate

Department of City Planning

Allan B. Jacobs, Director

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator)

George A. Williams, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

SAN FRANCISCO'S PLANNING PROGRAM

This report provides a summary of the major projects and activities of the Department of City Planning during the fiscal year from July 1972 through June 1973. Its purpose is to describe the Department's planning programs, priorities and accomplishments to both public officials and interested citizens and organizations. Through a greater understanding of the Department's programs and responsibilities, officials and citizens alike will have the opportunity to participate in efforts to improve the quality of life in San Francisco.

Several significant achievements were realized during the fiscal year covered by this report. Among the most important was the adoption by the City Planning Commission of two elements of the Master Plan, Recreation and Open Space, and Conservation. In addition, the Department completed a series of reports on the Haight-Ashbury community, the 1970 Census, and provided assistance to other City agencies toward realization of a locally sponsored program for neighborhood rehabilitation.

The Department continued in its role of guiding San Francisco's development through the Capital Improvement Program and the City Planning Code.

In the following sections of this report, all projects of the Department of City Planning for the fiscal year are summarized under three divisions: Comprehensive Planning, Area Planning and Development Programming.

COMPREHENSIVE PLANNING

Comprehensive Planning includes primarily the updating and revision of the San Francisco Master Plan.

BASIC POLICIES AND IMPROVEMENT PLANS

The process of comprehensive planning consists of two functions: (1) Policy development to establish long-range objectives and policies to guide the decision-making process; and, (2) Improvement plans to translate broad objectives and policies into specific, measurable objectives and shorter-term implementation programs.

The Department has continued to concentrate on these two functions simultaneously by taking an element-by-element approach for the revision of the Master Plan. This procedure involves a number of City departments in establishing the policies for their respective parts of the Master Plan.

Ten planning elements comprise the Master Plan: residence, urban design, transportation, recreation and open space, community services, conservation, noise, seismic safety, education and commerce and industry. To date, five of the ten elements--residence, urban design, transportation, recreation and open space, and conservation--have been adopted by the City Planning Commission.

Residence

Following the adoption of the Residence element in 1971, the Department placed priority on housing maintenance programs. This effort continued during the current fiscal year through participation in activities to save the Federally Assisted Code Enforcement (FACE) program, which has been severely affected by federal impoundment of rehabilitation loan funds and by the pending expiration of the program's contract. In addition to providing assistance in the development of alternative approaches to housing maintenance and rehabilitation, the Department has supported legislation to establish a State Rehabilitation Fund. Also, the Department worked closely with several other City agencies, including the Board of Supervisors, in the development of a locally sponsored rehabilitation assistance program. This program, which has been approved by the Board of Supervisors, is based on a commitment of private support from a local financial institution.

To further the objectives outlined in the report on housing programs, the Department participated in the development of proposals for consideration by the newly established Fair Housing Planning Committee. Also, liaison activities continued with the Association of Bay Area Governments to establish workable housing goals and priorities at the regional level.

Although the Department has continued to place a high priority on increasing the supply of low and moderate income housing, the federal housing moratorium and the impoundment of funds have severely restricted progress. Liaison work is continuing with the Mayor's Office of Community Development to formulate a housing strategy in anticipation of new methods of federal assistance.

Urban Design

Following the adoption of the Urban Design element in 1971, the Department has focused on implementation activities in the following four areas: protected residential areas; Haight Street improvements; open parking areas; and street lighting. Adoption of height and bulk standards is referred to below under City Planning Code.

The protected residential areas concept is designed to enhance the livability of a neighborhood through various traffic control devices which will slow or divert the flow of vehicular traffic in residential areas. Preliminary proposals for protected residential area treatment have been submitted to the Inner Richmond District, the Mission District and the Inner Sunset District. Each proposal, containing alternative designs together with cost estimates, was based on an analysis of local traffic conditions and on discussions with community groups. Following the initial presentation of these proposals, the Department worked with local committees to narrow the alternatives and to arrive at a final, agreed upon plan to review with various City agencies and interested citizens.

A wide range of potential improvements has been listed and evaluated for Haight Street by the Department, community groups and citizens. Costs for each kind of improvement were also provided to facilitate program review relative to budget limitations.

Design guidelines for the treatment of open parking areas have been prepared and adopted by the City Planning Commission. These guidelines include landscaping standards, and acceptable methods of screening, lighting criteria and signing requirements. They will have particular value where conditional use review is required by the City Planning Code.

Street lighting design guidelines have been prepared for the Fisherman's Wharf area. They are being reviewed by the Fisherman's Wharf Merchants Association. Additionally, the Department worked with the Division of Highways relative to the approaches to the Golden Gate Bridge to obtain a lighting system identical with the system now being used on the Bridge. This lighting system extension will realize an important segment of the street lighting plan contained in the Urban Design element.

Transportation

After adoption of the Transportation element in April 1972, work was started on implementation of the policies contained in the Plan. The formation of a Transportation Policy Group was one of the first steps. This group, composed of the Director of Planning, the Director of Public Works, and the General Manager of Public Utilities, will serve as a high level policy decision making body for transportation issues and as the coordinating body in developing transportation programs. One of the Group's major projects is the development of a capital budgeting process with a program rather than a line item orientation.

At the request of the Board of Supervisors, the Department, in coordination with the Department of Public Works and the Municipal Railway, has undertaken a study of transit preferential streets as identified in the Plan for Transportation. The objective is to develop a proposed program to assure transit preference on certain major transit streets. This program will be presented to the City Planning Commission and Board of Supervisors during the next fiscal year.

Recreation and Open Space

The "Improvement Plan for Recreation and Open Space" was released as a proposal for citizen review in October 1972. The Plan, separated into two parts, included objectives and policies, and program recommendations for carrying out the Plan. Following extensive citizen discussion, the City Planning Commission in May 1973 adopted the Plan as an element of the Master Plan. The implementation program statement is now being revised and it will be submitted to the Commission for approval early in the next fiscal year.

The Recreation and Open Space element placed high priority on the preservation of open space and on the development of new parks on hilltops, on the eastern shoreline and within high need neighborhoods of the city. Several significant steps have been taken toward the implementation of recreation and open space programs: through the State of California, acquisition of land is proposed at Candlestick Cove for a regional park facility; improvements have been made to playgrounds in many neighborhoods; and the Golden Gate National Recreation Area has been established.

Community Services

The development of the Plan for Community Services continued through the fiscal year with particular attention being given to the Police Facilities Plan. In close coordination with the Police Department, the police facilities planning effort includes an analysis of crime statistics, a survey of existing police facilities and an evaluation of community impact of police facilities. Additionally, general objectives, principles and policies for the location of police facilities will be developed. Maps, plans and a capital program for the implementation of the plan will also be prepared. A "Background and Issues Paper" and a "Preliminary Plan for Police Facilities" will be prepared during the next fiscal year for public and departmental review.

Conservation

The Conservation Plan provides for the conservation, development and utilization of the city's natural resources as distinct from its man-made resources. The Plan includes policies and objectives for managing a wide variety of resources such as the ocean and its shoreline, air, water, land and the flora and fauna of the city's land and water areas.

In developing the Plan, the Department worked with a number of municipal, regional and state agencies as well as other organizations in order to secure the proper regional perspective. Because important aspects of natural resource management are already being handled adequately on a regional basis by existing regulatory agencies, the Conservation Plan, to some extent, is a compilation of resource management programs already in operation; however, it also offers many recommendations for actions that local citizens, organizations and agencies can take. The Plan was published as a proposal for citizen review in March 1973. Following citizen review, the City Planning Commission adopted the Plan as an element of the Master Plan in May 1973.

Noise Control

During the ensuing fiscal year, the Department will initiate the formulation of a noise element for the Master Plan. It will be concerned exclusively with noises generated by transportation facilities and their effect on nearby activities. Present noise levels will be measured and the Plan will make recommendations, where appropriate, for the lowering of noise levels, changing affected land uses and altering traffic routes.

The Department will closely coordinate its work with the Task Force on Noise Control which was organized to study noise problems throughout the city and to recommend appropriate changes to the existing noise control ordinance.

Seismic Safety

During the fiscal year, work began on the development of a seismic safety element for the Master Plan. The principal objectives of the element are to minimize life hazard dangers during and immediately following a major earthquake, to minimize structural damage to private and public facilities, to provide a sound and rational basis for new construction in a manner consistent with recognized seismic and geologic hazards and to provide the basis

for sound and rational reconstruction of the city following a major earthquake. Because the concern and responsibility for seismic safety cover a broad spectrum of City departments and agencies, the Department of City Planning will serve properly as the coordinating agency to draft the general document for seismic safety programs and actions in San Francisco. Also, the Department will guide the evaluation of all aspects of seismic risk and fulfill the leadership role in the formulation of policies and programs for seismic safety. Additionally, the Seismic Investigation and Hazard Survey Advisory Committee established by the Board of Supervisors has expressed its willingness to work with the Department on the preparation of the Seismic Safety element.

HOUSING SURVEYS

Changes in the San Francisco Housing Inventory

The seventh annual report in the series, "Changes in the San Francisco Housing Inventory: 1972," was presented to the City Planning Commission in April 1973. The report showed a slightly smaller net gain in the city's housing stock than was shown for the previous year due to a higher incidence of demolition. Although single family and town house completions added nearly three hundred homes to the housing inventory, the predominant additions occurred, as they have in recent years, in higher density structures. This inventory, along with the following two surveys, are part of the Department's continuing work toward development of an information management system.

Survey of Housing Vacancies

Under the auspices of combined federal and City funding, the Department contracted for a detailed survey of housing vacancies. The survey, which will be completed during the next fiscal year, will be the first detailed information on the housing market since the 1970 Census and it is the third such survey in which the Department has participated since 1966. The information from the survey will be used by numerous governmental and private agencies to assist in evaluation of the housing market.

Survey of Housing Conditions

The Department prepared a consultant's contract to initiate a federally funded study relative to the use of City computer files to produce reports on housing condition by census tracts. The project will be undertaken as a cooperative effort by the consultant with various City departments.

INFORMATION SYSTEMS AND DATA ANALYSIS

General Census Information

Two reports were published during the fiscal year dealing with information from the 1970 and prior censuses. The first, "Census Summary and Analysis," described the changing characteristics of San Francisco population and housing stock. In the second report, "Population Characteristics," the principal subjects discussed were income, industry and occupation, and residential mobility.

In addition to these reports, a considerable amount of technical assistance was given the Census Data Coordinating Committee, an interagency group of City government which was sponsored by the Human Rights Commission.

Land Use Survey

The Land Use Survey, a fundamental information source, was completed during the fiscal year. This survey differs from previous land use inventories: The basic data on specific functions occurring on each parcel of land, parcel acreage, zoning and the number of housing units have been computerized. This information, available from no other City source, can now be used by computers to serve a number of research and information purposes. This survey can become a fundamental part of the Department's contribution to any future management information system proposed by the City. The survey, "San Francisco Land Use Tabulations for 1970," was published in June 1973.

Information Systems

The Department has been in contact with other City agencies to secure their assistance in the studies mentioned previously and to share with them results which can make a common management information system a reality in the not-too-distant future.

A management analyst has used materials developed by the Department in the earlier study entitled "Achieving a Common Information System" as an input to a study of data processing developed for the Board of Supervisors. It is hoped that this study will lead to the system earlier proposed by the Department.

Economic Growth Study

Under a federal grant, the Department has contracted with a consultant to develop the necessary study procedures for an economic growth study. The current phase of the consultant's contract will lead to recommendations on how such a study should be undertaken and what information will be needed to accomplish it.

A R E A P L A N N I N G A N D L I A I S O N

Area Planning is an increasingly important responsibility of the Department regarding community needs, attitudes and proposals for change. It includes the preparation of detailed plans and studies in selected parts of the city, work on the implementation of policies and specific improvement proposals and liaison activities in a number of community areas aimed at encouraging greater citizen involvement in the decisions that affect them.

CHINATOWN

The Department presented to the City Planning Commission the "Chinatown 701 Study Staff Report" in November 1972. The report recommended a number of revisions to the "San Francisco Chinatown Housing and Recreation Program" prepared earlier. It offered a series of housing and recreation policies and objectives as well as guidelines and targets for public action.

Of the specific action proposals contained in the report, attention has been focused on the Stockton-Sacramento redevelopment project for the construction of 150 to 200 low and moderate priced housing units for families and elderly individuals. Although the U. S. Department of Housing and Urban Development appropriated $1.3 million in October 1972, mainly for land acquisition, funds were not released for the project until June 1973. Also, Chinatown has been declared a high priority area by the Board of Supervisors for inclusion in the locally sponsored rehabilitation assistance program. Under this program, low interest loans for building repairs and improvements will be made available to owners in the designated area to encourage the maintenance and rehabilitation of existing structures. The Department is working with other City agencies to establish boundaries for this project.

The Department has continued its active liaison program with the Chinatown community. Bilingual newsletters have been published periodically to keep the neighborhood informed on current planning issues and activities affecting the area.

Also, the Department prepared during the fiscal year the "Chinatown Census Report" which summarized and analyzed housing and population data from the 1970 Census. This information will be useful in determining public policy, formulating and evaluating program recommendations and carrying out improvements in the Chinatown area.

HAIGHT-ASHBURY

The Department completed its series of studies in the Haight-Ashbury community during the fiscal year. The reports published were "Haight-Ashbury Community Services," "Haight Street Shopping Area" and "Housing in the Haight-Ashbury." These reports contained an analysis of needs and opportunities as well as suggested improvement actions. A final report, in preparation, will bring together recommended policies and specific improvement proposals.

Significant progress has been made toward implementation of some of the recommendations contained in the various studies: Much of the Haight-Ashbury is to be included in the locally sponsored rehabilitation assistance program to accelerate improvements to residential and commercial buildings; the Board of Supervisors has appropriated funds for physical improvements along Haight Street and health care in the community; and, the Art Commission has placed the community in a "first priority" category to receive funds during the next fiscal year for the purchase and operation of a community cultural center.

MISSION

Area planning in the Mission District included the publication, in January 1973, of "Mission--1970 Census: Population and Housing--Supplemental Summary and Analysis." This report, like the census analysis for Chinatown, summarized important population and housing data from the 1970 Census.

SOUTH BAYSHORE

The Department published a similar population and housing report in February 1973, entitled "South Bayshore--1970 Census: Population and Housing--Summary and Analysis."

AREA LIAISON

The Department maintained an active liaison program with nine areas of the city: The Waterfront, Mission District, Bernal Heights, Sunset-Parkside District, the Presidio, South Bayshore Area, Pacific Heights, Richmond District and the downtown area.

The liaison program contributed to several specific accomplishments. A major focus of the work was on extensive property reclassifications in the Richmond District and Pacific Heights. Also, the Department provided assistance to the State of California relative to the acquisition of a shoreline park in the South Bayshore Area.

D E V E L O P M E N T P R O G R A M M I N G

Development programming includes the scheduling and guiding of specific project activities in public and private sectors of the city.

CAPITAL IMPROVEMENT PROGRAM

Through close coordination with other City departments and agencies, the Department of City Planning annually prepares a six-year Capital Improvement Program for City Planning Commission review. This report is one of several devices used to achieve the objectives of the Master Plan. In addition, the Department provides staff assistance to the Capital Improvement Advisory Committee to assure continuity during further review and consideration of the Capital Improvement Program.

FEDERALLY ASSISTED CODE ENFORCEMENT PROGRAM

With the Department of Public Works, a continuing responsibility of the Department is the Federally Assisted Code Enforcement (FACE) program for the improvement of selected neighborhoods in the city. During the fiscal year, Alamo Square, Bernal Heights and Duboce Triangle FACE areas neared completion.

In the Duboce Triangle area, construction began during the fiscal year on a street improvement project which will provide for an increase in the on-street parking capacity of the street while also providing mini-plazas at street intersections and street-side landscaping throughout. In Bernal Heights three stairway projects will provide viewing places and broad sidewalk play areas in the community.

CURRENT TRANSPORTATION PLANNING

The Department has a continuing responsibility in the evaluation and review of transportation proposals and projects throughout the city. These responsibilities include review of referrals to determine conformity with the transportation element of the Master Plan, review of environmental impact statements to insure that transportation impacts are thoroughly and accurately investigated and review of major projects which may have aspects which affect transportation issues.

The Department is involved currently in sixteen transportation projects such as the Golden Gate Corridor Study, the Bay Area Rapid Transit District/ Municipal Railway Coordination Study and the Northeast Extension Study. Liaison is maintained with a variety of City and regional transportation agencies and civic and community groups.

OPEN SPACE LAND PROGRAM

The Open Space Land Program, a federal grant program, is used in the city to help neighborhoods become more pleasant and desirable places in which to live through improving the attractiveness of streets, parks and other public places.

On June 27, 1973, the City received notification from the U. S. Department of Housing and Urban Development that a grant in the amount of $143,500 had been approved for the open space program. Including this new grant allocation, $1.8 million in federal grants have been awarded to the City for the furtherance of the program for park improvements and urban beautification.

CITY PLANNING CODE

The City Planning Code (Zoning Ordinance) is one of several tools used to achieve the objectives of the Master Plan. The Department is responsible for investigating and preparing materials on applications to the City Planning Commission for property reclassifications, conditional uses and building setback line changes. Through the Zoning Administrator, determinations are made on applications for variances from the standards of the City Planning Code. The Department also provides public information on the Code, reviews construction and alteration applications for Code compliance, maintains records of nonconforming uses and initiates enforcement action against Code violations. The Code is reviewed continuously for possible means of improving its effectiveness.

Code Amendments

The citywide height and bulk controls, which had been pending at the Board of Supervisors at the end of the previous fiscal year, were acted upon quickly by the Board and became permanently effective in September 1972. This action established zoning districts throughout the city, in addition to and separate from use districts, limiting the height and horizontal dimensions of buildings. These special districts were an outgrowth of the Urban Design Plan.

A second ordinance, again reflecting policies of the Urban Design Plan, amended the City Planning Code to regulate the projection of portions of buildings over streets and alleys. These regulations require spacing of bay windows and balconies and the use of significant amounts of glass on projecting surfaces to avoid the continuous overhangs with blank end walls that had become prevalent in wood frame apartment house construction.

Other City Planning Code amendments were adopted to clarify and strengthen the provision for certificates of appropriateness for construction and alterations in historic districts; to liberalize the provisions for appeals from actions by the City Planning Commission in conditional use cases; and to remove the 1980 termination date that had applied to nonconforming dwellings in industrial zoning districts. The last amendment was made in recognition of significant policies regarding retention of housing in the Residence element of the Master Plan.

Enforcement

The City Planning Code can be an effective means for the implementation of the Master Plan only if its regulatory provisions are observed and followed by the people of the city. Therefore, to encourage compliance with the Code, another of the Department's continuing responsibilities is to investigate alleged violations of the Code and to take enforcement action when necessary. A simple notice of apparent violation to a property owner or business operator is often sufficient to achieve Code compliance. In other cases, it is sometimes necessary for the Zoning Administrator to call upon the City Attorney or the District Attorney to initiate legal action.

ENVIRONMENTAL REVIEW

The September 1972 decision of the California Supreme Court in the Friends of Mammoth case and the subsequent amendments to the California Environmental Quality Act of 1970 have added new City responsibilities for review of all public and private projects with respect to possible effects upon the environment. Through an amendment to the San Francisco Administrative Code that became effective in April 1973, the review function was assigned to the Department of City Planning and the City Planning Commission.

The Department and Commission had by that time gained experience in environmental review by carrying out these responsibilities on a less formal basis since the Friends of Mammoth decision. The work was performed by existing staff, a condition that will be eased by the filling of newly authorized staff positions for environmental review. The initial evaluations of projects and preparation of environmental impact reports are done as much as possible in conjunction with other planning reviews, with the additional responsibility providing a further dimension in Department activities and Commission hearings.

LANDMARKS PRESERVATION

The Landmarks Preservation Advisory Board, created in 1967 and granted limited powers under the City Planning Code, acts in an advisory capacity to the City Planning Commission. The Advisory Board is charged with recommending

approval or disapproval of proposed changes to the exterior of landmark buildings, and can recommend delay in the approval of permits for demolition of landmarks. It also initiates and recommends landmark designations to the Commission for consideration by the Board of Supervisors.

The Board of Supervisors, in July 1972, approved the Jackson Square Historic District. It is the city's oldest remaining commercial area which stands today as a reminder of the Gold Rush days as well as the colorful period of the Barbary Coast. Because Jackson Square contains a number of structures which have a special character and special historical, architectural and aesthetic interest and value, the area was designated as the city's first historic district in order to prevent needless destruction or impairment of its qualities.

Individual landmarks in San Francisco include buildings of historical, architectural and aesthetic value. During the fiscal year the Advisory Board designated eight landmarks. With these designations the total number of landmarks was increased to 54. Additionally, several structures in the Western Addition area and the Haas-Lilienthal House on Franklin Street were placed on the National Register of Historic Places.

MASTER PLAN REFERRALS

The Master Plan Referral is a further tool the Department has for the realization of the objectives of the Master Plan. Through the Referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the City Planning Commission to determine if such action is consistent with the Master Plan. The Commission then forwards its recommendation to the Board of Supervisors for final action.

STATISTICAL SUMMARY

	1972-73	1971-72	1970-71
City Planning Commission			
Regular and Special Meetings	49	58	49
Planning Code Cases			
Zone Changes	31	25	25
Conditional Uses	62	60	55
Setbacks	0	1	1
Text Amendments	4	2	3
Master Plan Referrals	74	58	83
Zoning Administration			
Variances	47	61	70
Building Applications	4,304	3,698	5,283
Sign Applications	1,249	1,639	2,164
Miscellaneous Permits	1,154	1,052	1,476
Enforcement Cases	460	325	345
Environmental Review Cases	258	-	-
Landmarks Board Cases	9	10	40
Reports Published	13	8	13

A P P E N D I C E S

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

APPENDIX I

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amendment	Conditional Use	Text Amendment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	97	30	63	4	0
Applications pending at beginning of period	29	14	14	1	0
Approved	73	17	52	4	0
Approved in part; remainder denied or withdrawn	0	0	0	0	0
Disapproved	18	10	8	0	0
Withdrawn, or no action by Commission required	4	0	4	0	0
Pending at end of period	31	17	13	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	6	2	-	4	0
Approved /3	20	13	-	7	0
Failed of approval	1	1	-	0	0
Pending at end of period	5	4	-	1	0
Applications Appealed to Board of Supervisors /4	5	0	5	-	0
Pending at beginning of period	0	0	0	-	0
Planning Commission action sustained	5	0	5	-	0
Planning Commission action overruled	0	0	0	-	0
Pending at end of period	0	0	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments and setback changes.

APPENDIX II

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

Pending at Beginning of Period	Application Filed /1	Granted /2	Denied	Withdrawn	Pending at End of Period
26	46	33	21	1	17

/1 An application may relate to more than a single parcel of land and may request one or more variations from the provisions of the City Planning Code for the parcel or parcels included; the total number of variations requested in these applications is shown on the table below.

/2 Many variances were granted for less deviation from Code standards than were sought or were granted with conditions attached.

	Variances Sought & Decided	Granted	Denied	Other than "Less than /3 10%" Variances Granted	Other than "Less than /3 10%" Variances Denied	"Less than /3 10%" Variances Granted	"Less than /3 10%" Variances Denied
TOTAL ALL TYPES	87	55	32	50	31	5	1
INDIVIDUAL TYPES							
Lot Area	8	8	0	7	0	1	0
Lot Width	1	1	0	0	0	1	0
Rear Yard	26	18	8	17	7	1	1
Coverage	14	11	3	10	3	1	0
Side Yard	1	1	0	0	0	0	0
Parking	15	7	8	7	8	0	0
Density	7	3	4	3	4	0	0
Usable Open Space	5	1	4	1	4	0	0
Off-street Loading	1	1	0	1	0	0	0
Floor Area Ratio	1	1	0	1	0	0	0
Floors of Occupancy	1	0	1	0	1	0	0
Outdoor Play Space	5	3	2	2	2	1	0
Access Width	1	0	1	0	1	0	0
Sign Projection	1	0	1	0	1	0	0

/3 "Less than 10%" Variances are those involving a deviation of less than 10% from a numerical standard of the City Planning Code, cases for which no public hearing is required.

APPENDIX III

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	346	408	472	282

APPENDIX IV

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

BOARD OF PERMIT APPEALS

A. Appeals from Administrative Decisions on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	24	17	2	1	5

B. Appeals from Variance Decisions of the Zoning Administrator.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	13	13	1	0	0

C. Appeals from Discretionary Disapproval of Permit Applications by City Planning Commission.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	1	1	0	1	0

D. Appeals from an Order, Requirement, Decision or Determination by the Zoning Administrator other than a Permit or a Variance.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	11	4	4	2	1

E. Protests of permit applications approved by the Department of City Planning.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	2	0	2	0	0

APPENDIX V

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS

	Pending at Beginning of Period	Filed	Approved	Denied	Withdrawn	Pending at End of Period
TOTALS	3	63	49	1	0	13

The City Planning Commission considered 28 of the 50 referrals acted upon during the fiscal period. The Commission found 27 referrals in conformity with the Master Plan, and one to be in conflict with the Master Plan.

Twenty-three routine referrals were processed administratively.

The City Planning Commission considered and approved five subdivisions.

APPENDIX VI

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

LANDMARKS BOARD

	Landmarks Considered	Certificates of Appropriateness Reviewed by Board	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
TOTALS	13	10	8	9	10

APPENDIX VII

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

ENVIRONMENTAL REVIEW PROCESS

	No. of Projects
I. INITIAL EVALUATIONS OF PROJECTS	
A. Under Review at Beginning of Period	0
B. Received for Review	258
C. Evaluation Determined Not to be Required	32
D. Negative Declaration Filed	175
1. Appealed to Commission	6
E. EIR Determined to be Required (either with or without initial evaluation)	32
1. Appealed to Commission	2
F. Under Review at End of Period	19
II. ENVIRONMENTAL IMPACT REPORTS REVIEWED	
A. Report in Process at Beginning of Period	0
B. Draft Report Completed and Hearing Scheduled	19
C. Final Report Completed	15
D. Report in Process at End of Period	5

APPENDIX VIII

1972-73 ANNUAL REPORT

San Francisco Department of City Planning

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

		Budget	Supplemental Appropriations	Encumbrances or Expenditures
2.119.110.000	(Permanent Salaries)	$ 901,764	$ 2,726	$ 764,612
2.119.120.000	(Temporary Salaries)	20,503	3,779	20,100
2.119.140.000	(Commissioners' Fees)	4,000		3,120
2.119.200.000	(Contractual Services)	58,428	79,614	138,042
2.119.203.000	(Use of Employees Cars)	100		140
2.119.216.000	(Repair of Autos)	500		500
2.119.300.000	(Materials & Supplies)	8,325	225	8,044
2.119.400.000	(Equipment)	900	2,555	3,129
2.119.800.000	(Membership Dues)	790		780
2.119.863.000	(Fringe Benefits)	134,595	474	106,815
2.119.880.000	(Rents - Real Property)	23,760	300	23,760
2.123.992.119	(Services of EDP Bureau)	29,000		29,000
	Totals	$1,182,665	$89,673	$1,098,042

Revenues from Zoning Fees

Applications for Zoning Amendments	$ 1,350.00
Applications for Conditional Use Authorization	5,550.00
Applications for Variances	3,975.00
Total	$10,875.00

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San Francisco Department of City Planning

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Annual Report

1973 ~ 1974

SAN FRANCISCO
DEPARTMENT OF CITY PLANNING 100 LARKIN STREET SAN FRANCISCO CALIFORNIA 94102

September 12, 1974

The Honorable Joseph L. Alioto
Mayor, City and County of San Francisco
Room 200, City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present the annual report of activities of the Department of City Planning for the 1973-74 fiscal year.

This report contains a description of programs undertaken during the fiscal year and a statistical summary of activities.

The Commission believes that the accomplishments outlined in this report represent a program of responsiveness to the needs of the city.

Very truly yours,

Walter S. Newman

Walter S. Newman
President

CITY AND COUNTY OF SAN FRANCISCO

JOSEPH L. ALIOTO, MAYOR

City Planning Commission

Walter S. Newman, President

Mrs. Charles B. Porter, Vice President

Mortimer Fleishhacker, Jr.

John Ritchie

Hector Rueda

Thomas J. Mellon, Chief Administrative Officer
Alternate: Thomas G. Miller

John D. Crowley, General Manager of Public Utilities
Alternate: John C. Farrell

Department of City Planning

Allan B. Jacobs, Director of Planning

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

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1973-74 ANNUAL REPORT

San Francisco Department of City Planning

The Department of City Planning has continued to carry out its responsibilities as mandated by the San Francisco Charter. A number of elements of the City's Master Plan went through initial stages of preparation; elements already adopted moved into the next stage of the process, program development. The Area Planning function of the Department was evaluated and strengthened. Administration of the Planning Code continued.

The Environmental Review process, which became the Department's responsibility last year, was formalized and is now completely staffed.

Housing and population reports, prepared as before on a regular basis, provided needed data for public and private use and were used as a basis for policies and programs by other departments as well as the Board of Supervisors and the Mayor.

The City Planning Commission authorized the Department to undertake a two-year Residential Zoning Study, which will revise the districts and standards that have been in effect for residential areas since 1960.

The following report is to describe the activities of the Department from July 1, 1973, to June 30, 1974.

COMPREHENSIVE PLANNING

Comprehensive Planning includes the updating and revision of the San Francisco Master Plan. This is being done by the development, presentation, public review and adoption of specific elements of the Master Plan. To date the City Planning Commission has adopted the following elements:

Residence	April 1971
Urban Design	August 1971
Transportation	April 1972
Recreation and Open Space	May 1973
Natural Resource Conservation (a portion of the Environmental Protection Element)	May 1973

During Fiscal Year 1973-74, work was done on a number of new elements. This included background and analysis, preparation of proposals for citizen review, presentation to the Commission and community groups, and public hearings.

Police Facilities

In April 1974 the draft plan, Police Facilities--A Proposal for Citizen Review, was presented to the Commission. The plan, a joint effort by the Department of City Planning and Police Department, recommended objectives and policies for the location, distribution and design of police facilities, including district stations, police headquarters, and auxiliary support facilities.

Public review and comment on this plan occurred during May and June, and included over twenty presentations of the plan on a neighborhood level and three formal public hearings. This plan is expected to be considered for adoption by the Commission in August 1974; it will be the first portion of the Community Facilities Element of the Master Plan.

Community Safety

The Department undertook preparation of several State-required plan elements. Due to the similarity of scope and requirements for two of these elements, Seismic Safety and Safety, they were combined under the title Community Safety Element. Several background studies were prepared to serve as a basis for policy development. Technical structural and geologic investigations were conducted by a consultant. During the course of the study the Department issued the following five background reports: Strong-Motion

Instrumentation, San Francisco Parapet Ordinance, Post-Disaster Financial Assistance, Emergency Operations Center, and Emergency Operations Plan.

Presentation of the proposed objectives, policies and programs to the Commission was scheduled for July 1974. The review process is to be completed by the State-mandated deadline in September, at which time the Community Safety Element will be adopted as part of the Master Plan.

Transportation Noise

The Environmental Protection Element has two parts: Natural Resource Conservation (adopted by the Commission in May 1973) and Transportation Noise. The Transportation Noise Plan is required by State law to be adopted in September 1974.

This plan deals with present and projected transportation noise levels throughout the city. It addresses the impact of noise on affected land uses, and the location of transportation facilities. Recommendations for dealing with noise where it is a problem take the form of objectives and policies for reducing the noise at the source, blocking the transmission of the noise, and removing or insulating the receiver of the noise.

Because this is a specialized, technical subject, the Department engaged the services of an acoustical engineering consultant which has calculated the noise levels from surface transportation sources, and provided standards for judging the compatibility of various activities and land uses with urban noise levels.

The proposed Transportation Noise Plan is to be released in August 1974 for citizen review and consideration by the Commission at public hearings.

Commerce and Industry

The Department has begun preparation of an element for the Master Plan which will set forth policies for future commercial and industrial development in San Francisco. This undertaking will rely upon the findings of earlier work of the Department, upon staff studies now underway, and upon studies to be assigned to an economic consultant. The purpose of the element will be to provide a framework of policy for economic growth and development that will guide future public actions.

PROGRAM DEVELOPMENT

After an element of the Master Plan has been adopted by the City Planning Commission, development strategies are prepared which assign priorities for various implementation programs.

Residence

The Residence Strategy and Programs report, adopted by the Commission in February 1974, updated a Housing Programs report adopted in 1971. The new report articulates an over-all strategy to achieve housing objectives, to implement housing policies, and to meet priority housing needs and opportunities in San Francisco. It also describes the kinds of programs needed, and sets forth an agenda for two years in anticipation of Federal assistance in community development and housing. The Department expects to update this agenda regularly as an input to the Capital Improvement Program prepared by the Department of City Planning, the Annual Improvement Program prepared by the City's Office of Community Development, and the budget requests of various operating departments.

The housing strategy calls for allocation of community development funds to complete existing projects, while at the same time substantially expanding housing rehabilitation and maintenance through a level of funding which will permit deferred rehabilitation needs in the city to be met within a reasonable period of time (approximately ten years).

Urban Design

The Urban Design Element contains policies for establishment of Protected Residential Areas. These are areas in which heavy traffic movement is to be deterred and the residential character is to be enhanced by use of street landscaping, street furniture and wider sidewalks. Neighborhood groups in the Richmond, the Mission and the Inner Sunset have worked with the Department on proposals for such improvements. With funds from Federal Revenue Sharing and the cooperation of a number of City departments, Protected Residential Areas will soon be established in these parts of the city.

A General Street Tree Planting Plan for the Northern Waterfront was endorsed by the Commission in October 1973. This plan, which indicates the types of planting appropriate for the area, is being used by the Department in working with developers of waterfront properties.

Transportation

The Transit Preferential Streets Program, approved by the Commission in October 1973, was done jointly by the Municipal Railway, the Department of Public Works and the Department of City Planning. This program is designed

to establish preference for transit vehicles over other types of vehicles on designated city streets. The Board of Supervisors has adopted a number of proposals on certain streets, including exclusive and semi-exclusive transit lanes, traffic diverters, and extended sidewalk passenger loading platforms. The City intends to continue this program until all streets designated as transit preferential in the Transportation Element have been considered.

The Department studied and prepared recommendations concerning the connection of Interstate 280 to the Bay Bridge and The Embarcadero, and the feasibility of removing the elevated portion of The Embarcadero. This study was requested by the Board of Supervisors, in order to develop alternatives to the State's proposed connection of the Interstate route, and suggest new means of carrying traffic along the waterfront.

The Department has been working with the staffs of transportation operating departments such as Public Works and the Municipal Railway to develop a better program approach for the annual Capital Improvement Budget. For the first time, all Fiscal Year 1974-75 capital requests affecting transportation were related to established City policies, including those of the Transportation Element, and to programs designed to carry out those policies. A report was issued for use by the Board of Supervisors and the Mayor's Office.

Recreation and Open Space

The Programs report for the Recreation and Open Space Element was approved by the Commission in June 1973. It identified specific actions for achieving the objectives and policies at regional, citywide, and neighborhood levels. One of the recommended programs was establishment of an "Open Space Acquisition and Development Fund", for which a proposed Charter amendment was placed on the June 1974 ballot for voter approval. This proposition did not pass, but the Board of Supervisors voted to resubmit the measure to the electorate in November 1974 in revised form.

The Department assisted the Mayor's Office in development of the Golden Gate Promenade running from Fort Point to Fort Mason. A publication exploring the design potential of the walk was prepared to provide guidance for future development in this portion of the Golden Gate National Recreation Area.

The South Bayshore Plan, adopted by the Commission in 1970, calls for conversion of little-used land on the Bay front east of Candlestick Park stadium to a major waterfront park. Funds have been provided by the State Legislature to implement this proposal, and during the year the Department assisted the State Department of Parks and Recreation in defining the precise boundaries of the new State park so that acquisition of property could begin.

Master Plan Referrals

The Master Plan Referral is a tool provided by the Charter for realization of the objectives of the Master Plan. Through the Referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the City Planning Commission to determine if such action is consistent with the Master Plan. The Commission then forwards its recommendation to the Board of Supervisors for its consideration before final action on the proposal. Proposed subdivisions are reviewed in a similar manner.

Capital Improvement Program

Through close coordination with other City departments and agencies, the Department prepared the six-year Capital Improvement Program for Commission review. This report is another device used to achieve the objectives of the Master Plan. In addition, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during further review and consideration of the Capital Improvement Program.

AREA PLANNING

As planning moves from policy to development programming, the detailing and scheduling of improvements necessarily becomes more and more specific. The focus of attention often shifts from the total city to specific areas within the city. It is at this level that area planning plays its role. The interests, needs and objectives of neighborhoods and communities throughout the city must be balanced with citywide interests, needs and objectives. The Department of City Planning works with neighborhood residents at three levels of involvement:

General Liaison

Planners have been provided on a liaison basis to a number of San Francisco neighborhoods. These professionals provide a communication link through contacts with neighborhood groups and individuals and attendance at neighborhood meetings, in order to keep the Department abreast of neighborhood issues and concerns, and to provide relevant information to the neighborhoods. At the end of the fiscal year, planning liaison assignments were being expanded, with the objective of having all parts of the city covered by this part of the area planning program.

Preparation of Area Studies and Plans

In furtherance of a long-range program to develop community plans for neighborhoods throughout the city, more intensive planning efforts are focused each year in several neighborhoods. In the initial stages, this work includes statistical profiles based on census data, and a reconnaissance in which major issues are identified, existing and proposed plans are evaluated, and the desirability of various land uses is studied. This level of planning is under way in the following areas:

South of Market
Visitacion Valley
Outer Mission

Implementation of Area Plans

In the areas in which neighborhood plans have been completed, an implementation program commences, based upon the approved plans. Areas with this level of planning are the following:

Haight-Ashbury
Chinatown
South Bayshore
Northern Waterfront

FACE and RAP

The impoundment of nearly all Federal housing funds in January 1973 threatened to terminate San Francisco's highly successful housing rehabilitation program known as Federally Assisted Code Enforcement (FACE). In light of this funding situation and the need to carry out the program in other parts of the city, representatives of this Department and other City departments, and members of the public, developed a locally funded substitute program for FACE, entitled the Rehabilitation Assistance Program (RAP).

The ordinance incorporating RAP into the City's Administrative Code was enacted in January 1974, after many months of review and revision. Subsequently, two neighborhoods were given careful consideration for official designation by the Director of Planning in consultation with community organizations and residents. Acting on his recommendation and with the concurrence of the Chief Administrative Officer, the Board of Supervisors approved designation of the Inner Richmond and the Upper Ashbury as residential rehabilitation areas, in May and June 1974 respectively.

In addition to development of the new Rehabilitation Assistance Program, activities continued in the three active FACE areas: Bernal Heights, Alamo Square, and Duboce Triangle. With the near completion of all aspects of the public improvement plans for each area, the involvement of this Department has diminished considerably. However, the lack of sufficient loan funds has delayed completion of the FACE program in these areas, causing some delays in initiating and expanding the Rehabilitation Assistance Program.

During fiscal 1974-75, steps will be taken to make the Rehabilitation Assistance Program completely operative and to begin the inspection, loan, and public improvements actions in the Inner Richmond and Upper Ashbury. Consideration will also be given to possible designation of parts of Chinatown, Bernal Heights, the Outer Mission, and the South Bayshore as future program areas.

PLANNING CODE ADMINISTRATION

The City Planning Code (Zoning Ordinance) is also one of the tools used to achieve the objectives of the Master Plan. A number of responsibilities fall under this category.

Commission Cases

The Department staff provides support for cases which come before the City Planning Commission. This includes investigation, preparation of case reports, field trips to the properties, presentation to the Commission, recommended action, and, when required, transmittal to the Board of Supervisors.

Variances

The Zoning Administrator hears and decides requests for variances from the strict application of the Planning Code with respect to specific individual properties.

Permit Processing

Building permit applications submitted to the City are reviewed to determine compliance with the Planning Code. Permits issued by the Police, Fire, Health and Social Services Departments are also referred to the Department for review.

Violation Abatement

Reports by citizens and staff of alleged violations of the Planning Code are investigated. Most of these violations are resolved through conferences with owners and operators of properties; some are referred to City Attorney's office and District Attorney's office for legal action when necessary.

Nonconforming Use Program

Periodic surveys are conducted and records kept of nonconforming uses. Notices concerning the status of these properties are sent to owners every four years as provided in the Planning Code.

Code Interpretations

Situations not specifically described in the Code are determined by an interpretation of the Planning Code based on the language of the Code.

Zoning Information Service

A cadre of planners supplies the public with zoning information by maintaining the information counter at 100 Larkin Street and answering written requests for information.

Project Review

Designs of proposed major projects including buildings, amendments to redevelopment plans, and public and private housing proposals are analyzed and evaluated for the Commission.

Landmarks

The Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepares case reports and provides other staff support to that Board and to the Commission, as provided in Article 10 of the Planning Code.

ENVIRONMENTAL REVIEW

Environmental Review of all public and private projects, as required by the California Environmental Quality Act of 1970, is carried out by the Office of Environmental Review within the Department of City Planning and by the Planning Commission, pursuant to authority vested in them by Chapter 31 of the San Francisco Administrative Code. Continued revision of environmental review procedures is required because of rapid evolution in implementation of this new body of law.

With the completion of its staff by filling of positions authorized, including an Environmental Review Officer, the Department has been able to improve substantially the carrying out of initial evaluations of projects and preparation of environmental impact reports. Over 300 cases were handled during this fiscal year. Three major environmental impact reports were certified complete: Yerba Buena Center, expansion of San Francisco International Airport, and the Waste Water Management Master Plan.

The Department also serves as a center of information about the environmental review process for other agencies, the public, the business sector, and jurisdictions outside of San Francisco.

SPECIAL PROJECTS AND STUDIES

Residential Zoning Study

Over the past few years the Department has received a number of applications for rezoning of neighborhood areas. These applications reflect both the increasing interest of neighborhood groups in zoning matters and the growing inadequacy of zoning districts that were adopted 15 years ago under different planning circumstances. In order to make possible a thorough revision of the city's residential zoning, a two-year study has been undertaken.

The Commission authorized the staff to proceed with programming of this study, and in September 1973 the Commission asked that the staff draft interim controls to deal with the most serious problems in apartment districts for the period of the study. These interim controls were developed in two months and were passed by the Board of Supervisors early in 1974.

A group to conduct the study has been assembled in the Department; background information has been gathered; and communication with interested persons and groups has been begun. As the work progresses, status reports will be presented to the Commission. Hearings are expected to start in mid-1976, before presentation of recommended legislation to the Board of Supervisors.

Open Space Land Program

The Department continued to participate in the Open Space Land Program, a Federal grant program to help neighborhoods become more pleasant and desirable places in which to live through improving the attractiveness of streets, parks and other public places. Since the program began in 1967-68, the City has been awarded $1.8 million of Federal money for park improvements and urban beautification.

San Francisco Land Use Tabulations for 1970

The 1970 land use tabulations were prepared during the year for computer processing, using a Federal government classification system which makes possible a comparison with other data. Magnetic tapes have been made available to public organizations, and these will be used by the Department in preparation of the Commerce and Industry Element and in other projects.

Housing Vacancy Report

A comprehensive survey of housing rents, vacancies and management policies was conducted for the Department by the Survey Research Center of the University of California in April and May 1973, using a sample of buildings

containing three or more units. The results of this survey were published in the report, 1973 Vacancy Survey, and presented to the Commission in December 1973. The survey furnished important data on the performance of the rental market useful to both the public and private sectors. This work was partly financed by a grant from the Department of Housing and Urban Development.

Economic Growth Study Design

In response to concerns expressed about the impacts of growth upon San Francisco, the Department, with the assistance of a Federal 701 grant, hired the firm of Berkeley Planning Associates to explore the implications of economic development for the city. In particular, the consultant was asked to identify the issues and suggest means by which they might be studied. The final report, presented in January 1974, outlined an approach to the study of development-related issues, identified the kinds of information needed to perform such studies, and described the means by which the studies could be pursued. The report contributed to formulation of the Department's work in preparation of the Commerce and Industry Element and serves as a guide to other collection and analysis of information about the local economy.

1973 Housing Inventory Report

The eighth annual report on changes in the city's housing stock was presented to the Commission im May 1974. These reports deal with housing changes--additions, removals, and the resulting net change--both at a city-wide level and by areas of the city. The reports have wide circulation among public and private interests concerned with housing.

Survey of Housing Condition

From 1940 to 1960, the Bureau of the Census provided important information on housing condition as part of its regular ten-year enumerations. Such information is needed for evaluation of the City's housing policies and programs, but it is no longer provided by the Census. A study is being made by the Department, with the assistance of Federal 701 funds, to determine whether the same information can be supplied on a continuing basis by the City's own records, including those of the Assessor and the Division of Apartment and Hotel Inspection. A preliminary report on this study was prepared in June 1974.

Northern Waterfront

The Department participated as a member of the Bay Conservation and Development Commission's Waterfront Advisory Committee in developing a Special Area Plan for the Bay frontage in the city, in order to resolve

conflicting agency and community views concerning the appropriate future development of the waterfront. This included the preparation of several special studies for the committee's consideration.

Hunters Point Shipyard

The Department supervised preparation by a consultant of a report on the options for re-use of Hunters Point upon deactivation of the shipyard by the Navy. This report is designed to provide guidance to the City as it seeks the optimum re-use of the area and replacement of jobs lost by closing of the yard.

Regional Planning

The Department followed closely the work of the North Central Coast Regional Conservation Commission in development of its coastline plan. This included definition of issues of concern to San Francisco and review of and comment on various coastal plan elements.

The Department participated as a member of the Regional Planning Committee of the Association of Bay Area Governments. In addition, the Department closely followed the course of AB 2040 calling for creation of a comprehensive regional planning agency. Various amendments which would make the legislation more compatible to the needs and interests of San Francisco were presented to the Legislature.

The Department also participated in a committee advising the San Mateo County Planning Department on the impact of development of San Bruno Mountain.

STATISTICAL SUMMARY

	1973-74	1972-73	1971-72
City Planning Commission			
Regular and Special Meetings	54	49	58
Planning Code Cases			
Zone Changes	15	31	25
Conditional Uses	80	62	60
Setbacks	0	0	1
Text Amendments	2	4	2
Master Plan Referrals (including subdivisions)	98	83	72
Zoning Administration			
Variances	48	47	61
Building Applications	7,728	4,304	3,698
Sign Applications	1,698	1,249	1,639
Miscellaneous Permits	1,141	1,154	1,052
Enforcement Cases	397	460	325
Environmental Review			
Initial Evaluations	336	258	-
Environmental Impact Reports	14	15	-
Landmarks Board Cases	13	9	10

SIGNIFICANT RESOLUTIONS ADOPTED BY CITY PLANNING COMMISSION

July 1, 1973 through June 30, 1974

Date	Subject	Resolution No.
7/5/73	EIR and CU for Greenwich Square in Northern Waterfront	7034 & 7035
7/19/73	Endorsement of Programs for Implementation of Recreation and Open Space Plan	7044
	EIR for Yerba Buena Center	7045
7/26/73	Authorizing Director to Enter Contract for Condition of Housing Study	7046
	EIR for Tubbs Cordage Site (Municipal Railway)	7047
	EIR for Expansion of Academy of Sciences in Golden Gate Park	7048
8/2/73	Disapproval of Reclassification from R-3 to R-2, Clipper, Grand View, 25th and Douglass	7052
	EIR and CU for Master Charge Building in Northern Waterfront	7053 & 7054
	Reclassification of Both Sides of Ripley Street between Harrison and Folsom from R-3 to R-2	7055
8/9/73	Inner Richmond (GAFF) Rezoning	7058
8/16/73	Endorsement of Final Haight-Ashbury Report	7059
8/23/73	Authorizing Director to Enter Contract for Seismic Structural Study	7061
	EIR for Homewood Terrace Site on Ocean Avenue	7062
9/6/73	Resolution of Sympathy on Death of James Paul	7063
	Accepting $250 Honorarium Received by Director	7064
	Requesting Staff Recommendations for City Planning Code Interim Controls to Protect Residential Areas	7065
	Intention to Consider R-2 for 40-foot Height Areas in Pacific Heights	7066

Date	Subject	Resolution No.
9/20/73	Resolution of Sympathy on Death of Architect William Wurster	7074
	Designation of Haslett Warehouse, Hyde and Beach Streets, as a Landmark	7075
	Designation of Merryvale Building, 3640 Buchanan, as a Landmark	7076
10/4/73	Disapproval of Proposal to Reclassify North East Sewage Treatment Plant Property on North Point Street from C-2 to P	7083
	Disapproval of City Planning Code Text Amendment re Places of Aid in R-1-D and R-1 Districts	7084
10/11/73	Requiring EIR for Apartment Building at 96 Rossi	7085
10/18/73	Resolution of Sympathy on Death of Marie Carlberg	7086
	Authorizing Director to Enter Contract for Geologic Seismic Safety Study	7087
	Endorsement of Proposition F--Golden Gate National Recreation Area Boundaries	7088
	Endorsement of Proposition G--Rehabilitation Assistance Program	7089
	EIR for San Francisco International Airport Expansion	7091
10/25/73	Endorsing Transit Preferential Streets Program	7093
11/8/73	Adoption of Guidelines for Approval of Conditional Use Applications for Board and Care Homes	7102
11/29/73	Designation of Albion Brewery, 881 Innes, as a Landmark	7104
	Designation of Sylvester House, 1536 Revere, as a Landmark	7105
	City Planning Code Text Amendment re Interim Residential Zoning Controls	7106
12/6/73	Authorizing Director to Enter Contract for Hunters Point Shipyard Study	7107

Date	Subject	Resolution No.
12/6/73	EIR for St. Mary's Hospital Master Plan and Expansion Proposal	7113
	EIR and CU for San Francisco Bay Office Park on The Embarcadero	7114 & 7115
12/13/73	Authorizing Director to Enter Contract for Transportation Noise Study	7116
	CU for Bank of America Garage in Building on Triangle Bounded by Market Street, South Van Ness Avenue, and 11th Street	7117
	Requiring EIRs for Five Apartment Buildings in 1200 Block of 10th Avenue	7118 - 7122
1/2/74	Master Plan and Planned Unit Development for St. Mary's Hospital Expansion	7125 & 7126
1/10/74	Disapproval of "Mural" for Alexis Restaurant at SW Corner of California and Mason Streets	7131
1/17/74	Incorporating Lincoln Elementary School Site into YBC and Formulating Preliminary Plan for this Site	7133 & 7134
1/24/74	Endorsing Charter Amendment (Proposition C) for Open Space Acquisition Fund	7137
1/31/74	EIR for Apartment Building on SE Corner of California and Powell Streets	7139
2/7/74	Endorsing Housing Programs and Strategy Report	7140
	Disapproval of Request for Reclassification from R-4 to R-2 of Properties in 200 Block of Roosevelt Way, and Intention to Conduct Discretionary Reviews of Any Building Proposals	7141 & 7142
2/14/74	Sustaining Staff's Negative Declaration for Housing Project Proposed for Notre Dame Hospital Building at 1590 Broadway	7147
2/21/74	Designation of Mish House, 1153 Oak, as a Landmark	7149
	Designation of Quinn House, 1562 McKinnon, as a Landmark	7150
3/7/74	EIR and Discretionary Review for Apartment Building on NE Corner of Rossi and Turk	7157 & 7158

Date	Subject	Resolution No.
3/7/74	Discretionary Review for Apartment Building at NE Corner of Turk and Stanyan	7159
	Rezoning of Turk Boulevard between Parker and Arguello from R-3 to R-2	7160
	Planned Unit Development for Homewood Terrace Site on Ocean Avenue	7161
	Requiring EIR for 43-unit Apartment Building at 1790 Broadway	7162
3/21/74	Certificate of Merit for Mary Ellen Pleasant Trees on Octavia Street	7164
3/28/74	Authorizing Staff to Include Requirement for Strong Motion Instrumentation in Draft Resolutions for CU Cases	7167
	Approval in Part of Nob Hill Reclassification	7168 & 7169
4/1/74	Designation of Pacific Union Club, Mason and California Streets, as a Landmark	7172
4/18/74	Approval in Part of Pacific Heights Reclassification	7174
4/25/74	EIR and Master Plan Review of Chinatown Redevelopment Project (Sacramento and Stockton Streets)	7175 & 7176
5/9/74	EIR for San Francisco Waste Water Management Master Plan	7180
5/16/74	Urging Preservation of Parapets and Cornices on Buildings	7181
5/16/74	Approval in Part of Inner Sunset Reclassification	7184
6/6/74	Discretionary Review of 22-unit Apartment Building at 120 Corwin	7187
6/27/74	20 CU Applications for Board and Care Homes	7189 - 7208

APPENDICES

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

APPENDIX I

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amendment	Conditional Use	Text Amendment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	97	15	80	2	0
Applications pending at beginning of period	23	9	13	1	0
Approved	77	8	68	1	0
Approved in part; remainder denied or withdrawn	6	6	0	0	0
Disapproved	15	6	8	1	0
Withdrawn, or no action by Commission required	7	3	4	0	0
Pending at end of period	15	2	12	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	7	6	-	1	0
Approved /3	15	14	-	1	0
Failed of approval	0	0	-	0	0
Pending at end of period	3	2	-	1	0
Applications Appealed to Board of Supervisors /4	9	6	3	-	0
Pending at beginning of period	1	1	0	-	0
Planning Commission action sustained	5	2	3	-	0
Planning Commission action overruled	3	3	0	-	0
Pending at end of period	1	1	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map and text amendments and setback changes.

APPENDIX II

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	207	249	149	307

APPENDIX III

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San Francisco Department of City Planning

BOARD OF PERMIT APPEALS

A. Appeals/Protests from Administrative Decision on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
5	32	22	5	7	3

B. Appeals/Protests from Variance Decisions of the Zoning Administrator.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	14	7	5	0	3

C. Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	3	1	2	0	0

D. Appeals/Protests from an Order, Requirement, Decision or Determination by the Zoning Administrator other than a Permit or a Variance.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	12	9	2	0	2

TOTALS:

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
7	61	39	14	7	8

APPENDIX IV

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS
(including subdivisions)

	Pending at Beginning of Period	Filed	Approved	Denied	Withdrawn	Pending at End of Period
TOTALS	17	98	92	3	10	10

The City Planning Commission considered 46 of the 95 referrals acted upon during the fiscal period. These consisted of 37 Master Plan referrals, 3 subdivisions and 3 condominiums. The Commission disapproved one condominium and two Master Plan referrals.

Forty-nine routine referrals were processed administratively. Of these, 26 were Master Plan referrals, 19 were condominiums and 4 were subdivisions.

APPENDIX V

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

LANDMARKS BOARD

	Certificates of Appropriateness Reviewed by Landmarks Board	Landmarks Considered	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
TOTALS	14	16*	13*	9*	11

*Includes two Certificates of Merit.

APPENDIX VI

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San Francisco Department of City Planning

ENVIRONMENTAL REVIEW PROCESS

	No. of Projects	
	1972-73	1973-74
I. INITIAL EVALUATIONS OF PROJECTS		
A. Under Review at Beginning of Period	0	19
B. Received for Review	258	336
C. Evaluation Determined Not to be Required	32	9
D. Negative Declaration Filed	175	280
1. Appealed to Commission	6	7
E. EIR Determined to be Required (either with or without initial evaluation)	32	30
1. Per Cent of Cases in which EIR Was Determined to be Required	12%	9%
2. Cases Appealed to Commission	2	8
F. Under Review at End of Period	19	21
II. ENVIRONMENTAL IMPACT REPORTS REVIEWED		
A. Report in Process at Beginning of Period	0	5
B. Draft Report Completed and Hearing Scheduled	19	10
C. Final Report Certified Complete	15	14
D. Report in Process at End of Period	5	12

APPENDIX VII

1973-74 ANNUAL REPORT

San Francisco Department of City Planning

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

	Budget	Transfers and Supplemental Appropriations	Encumbrances or Expenditures
3.119.110.000 (Permanent Salaries)	$ 988,222		$ 890,163
3.119.120.000 (Temporary Salaries)	52,133		45,380
3.119.140.000 (Commissioners' Fees)	3,400	$ +140	3,420
3.119.200.000 (Contractual Services)	128,019	-3,188	124,324
3.119.203.000 (Use of Employees Cars)	100		48
3.119.216.000 (Repair of Autos)	500		500
3.119.300.000 (Materials & Supplies)	8,935	+3,188	12,123
3.119.400.000 (Equipment)	7,889		7,567
3.119.800.000 (Membership Dues)	825		780
3.119.863.000 (Fringe Benefits)	173,483		146,819
3.119.880.000 (Rents - Real Property)	26,460		25,333
3.123.992.119 (Services of EDP Bureau)	4,991		4,991
Totals	$1,394,957	$ + 140	$1,261,448

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1973-74 ANNUAL REPORT

San Francisco Department of City Planning

REVENUE RECEIVED

	Number	Cost	Total
Applications for Conditional Use	81	$ 50	$ 4,050
Applications for Zoning Change	11	$ 50	550
Applications for Variances	47	$ 50	2,350
Applications for Environmental Review	295	$ 50	14,750
Review of Environmental Impact Reports	16	$150	2,400
Appeals of Environmental Determinations	12	$ 25	300
Total			$24,400

San Francisco Department of City Planning

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Annual Report

1974–1975

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DEPARTMENT OF CITY PLANNING 100 LARKIN STREET SAN FRANCISCO, CALIFORNIA 94102

August 29, 1975

The Honorable Joseph L. Alioto
Mayor, City and County of San Francisco
Room 200, City Hall
San Francisco, California 94102

Dear Mayor Alioto:

The City Planning Commission is pleased to present the annual report of activities of the Department of City Planning for the 1974-75 fiscal year.

This report contains a description of programs undertaken during the fiscal year and a statistical summary of activities.

The Commission believes that the accomplishments outlined in this report represent a program of responsiveness to the needs of the city.

Very truly yours,

Walter S. Newman

Walter S. Newman
President
City Planning Commission

CITY AND COUNTY OF SAN FRANCISCO

JOSEPH L. ALIOTO, MAYOR

City Planning Commission

Walter S. Newman, President

Mrs. Charles B. Porter, Vice President

Mortimer Fleishhacker, Jr.

John Ritchie

Hector Rueda

Thomas J. Mellon, Chief Administrative Officer
Alternate: Thomas G. Miller

John D. Crowley, General Manager of Public Utilities
Alternate: James J. Finn

Department of City Planning

Dean L. Macris, Director of Planning

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation

George A. Williams, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

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San Francisco Department of City Planning

The Department of City Planning continues to carry out its responsibilities as mandated by the San Francisco Charter. A number of elements of the City's Master Plan have gone through initial stages of preparation, and elements already adopted have moved into the next stage of the process, program development. The community planning function of the Department has been evaluated and strengthened, with members of the Department now assigned to all geographic sections of the city. Administration of the City Planning Code has continued.

Housing and population reports, prepared as before on a regular basis, again provided needed data for private and public use and were a basis for policies and programs of other departments as well as the Board of Supervisors and the Mayor.

Planning has become, even more than before, a forum in which people can seek recommendation of policies and methods for dealing with a great variety of urban problems. Incorporation of the community planning process into the governmental decision-making process has provided all segments of government operations with significant information.

This year's Annual Report will reflect a more discernible relationship with the Mayor's Office of Community Development. Preparation of the annual Community Development program has been an excellent process for interaction between citizens and government agencies. The Office of Community Development and the Department of City Planning are the agencies that work with the communities and operating departments in program structuring. Even though the two agencies work closely together, there is a definite division of responsibilities. The Department of City Planning has the general planning responsibilities for the City and the principal role in planning for Community Development. The executive function of actual budgeting of Community Development funds rests with the Office of Community Development which is responsible to the Mayor. The Mayor, in turn, must take the program recommendations to the Board of Supervisors.

Allan B. Jacobs, who served as Director of Planning from February 1967 to October 1974, has assumed a Professorship at the University of California Berkeley campus in the Department of City and Regional Planning.

Dean L. Macris, formerly Assistant Director for Plans and Programs in the Department of City Planning, and who also served as Director of the Mayor's Office of Community Development from October 1972 to January 1975, became Director of Planning on January 6, 1975.

The following report describes the most significant activities of the Department from July 1, 1974, to June 30, 1975.

Introduction:
The Over-all Process of Planning

A variety of duties have been given to the Department of City Planning. Some are mandated by the Charter, some by State law, and others by local ordinances or administrative arrangements. In order to make clear the functions of the Department and place its activities in perspective, this Annual Report is organized in terms of the planning-development process.

The headings for the parts of that process are as follows:

I. Information Base

II. Policy Development

III. Improvement Planning

IV. Programming

V. Community Planning

VI. Project Implementation

Briefly, these aspects of the process include:

I. Information Base. Planning relies on good information. Policy is established on the basis of known or assumed conditions and projections of future conditions. Improvement plans, programming and reviews of projects also rely upon an existing base of information or on special surveys.

II. Policy Development. Development of the policy basis of planning is established by the Charter as the function of the Department and the City Planning Commission. The principal vehicle for this is the Master Plan, often called the Comprehensive Plan of the City. The Commission has now adopted most of the major elements that make up a totally revised Comprehensive Plan, and certain additional elements will follow. The Comprehensive Plan will never really be completed, because new conditions require additions and refinements as time goes on.

III. Improvement Planning. Once a policy basis is established, the Department proceeds to outline the types of improvements, physical and otherwise, that should follow from these policies. Often the citywide description of improvements is included in the Comprehensive Plan.

IV. Programming. Following the policy stage and often accompanying or succeeding the improvement planning stage is the key step of determining whether, when and how plans and improvements may be carried out. This stage in the process of planning involves the setting of priorities, scheduling, determining means of implementation and allocating funding sources. This includes the annual program for capital improvements and Community Development programming.

V. Community Planning. Liaison throughout the city, concurrently with city-wide improvement planning, or later in more detail, is essential in refining plans for area or neighborhood improvements. This occurs on a district, neighborhood or sub-neighborhood level. In order to provide for sufficient coverage of San Francisco's area needs, the city has been divided into 18 areas. Each area has a planner assigned to it, thus providing a definite communication link.

VI. Project Implementation. At this final stage in the process, the Department engages in many aspects of review. Conformity of projects with the Comprehensive Plan and City Planning Code is reviewed here. Individual cases are brought before the City Planning Commission for hearing and action. In addition, the Department considers environmental questions as mandated by the California Environmental Quality Act.

I. INFORMATION BASE

Housing Surveys

A major study, Measures of Housing Conditions Based on Administrative Records, was completed by a consultant, Survey Research Center of the University of California, for the Department of City Planning. This study gathered information from the Bureau of Building Inspection and the Assessor, indicating aspects of the condition of housing no longer shown by the Census of Housing. The project was to determine whether or not such a measurement of housing conditions was feasible and, if so, to produce a report on the condition of housing in San Francisco using the latest available information. The resulting report has been used in preparation of the Housing Assistance Plan and in other Department studies.

The report, 1974 Changes in the San Francisco Housing Inventory, the ninth in a series, was published, providing the sole source of information on additions to and removals from the housing stock in the calendar year 1974. These reports are widely used by both public and private agencies, and such information on trends in housing production is now available from 1960 to the present, providing a base for analysis of the location and kinds of changes occurring in the housing stock of the city.

Other Studies

A variety of other information-gathering activities were carried out. Work was begun on revision of earlier Department population projections and on an analysis of the local housing market. Assistance was given to the U.S. Bureau of the Census and ABAG in preparation for the 1980 Census. Further progress was made on methods for information gathering and retrieval using City records, and in acquiring a computing system for the Department's work.

Among the other significant information studies were the background papers for the Commerce and Industry Element and the citywide visual survey, discussed elsewhere in this report.

II. POLICY DEVELOPMENT

Past annual reports of the Department have referred to policy development as comprehensive planning. Additions and revisions to the Comprehensive Plan (Master Plan) involve extensive research, presentation and public review prior to action by the City Planning Commission. In recent years, elements have been developed and adopted relating to Residence, Urban Design, Transportation, Recreation and Open Space, and Conservation (a portion of Environmental Protection).

During 1974-75, the following amendments and additions to the Comprehensive Plan were acted upon by the City Planning Commission. Much of the Department work in connection with these amendments and additions had been done in the previous fiscal year.

Civic Center Plan	Amended and expanded, July 25, 1974
Scenic Highway Element	Commission endorsed staff report indicating that State requirements for this element were satisfied by portions of the Comprehensive Plan already adopted, August 15, 1974
Police Facilities (a section of Community Facilities Element)	Adopted August 29, 1974
Community Safety Element	Adopted September 12, 1974
Transportation Noise (a section of Environmental Protection Element)	Adopted September 19, 1974

In addition, major work was undertaken toward the Commerce and Industry Element as a new Comprehensive Plan element, and toward revision of the Residence Element. In each case, a proposal for citizen review will be prepared for presentation during the next fiscal year. Further sections of the Community Facilities Element also will be undertaken: a consultant will conduct a survey in preparation for drafting of a section on Neighborhood Service Centers, and work toward a section on Libraries will be carried out in cooperation with the Public Library.

Commerce and Industry Element

Work on the Commerce and Industry Element was in the first phase: preparation of background information. A consultant, Arthur D. Little, Inc., completed a lengthy report entitled Commercial and Industrial Activity in San Francisco: Present Characteristics and Future Trends. This report and other research contributed to preparation of five background papers by the Department staff and the Economic Analysis Unit in the Office of the Mayor: Industrial Trends,

Labor-Force Trends, Commercial Trends, Land Use: Conditions and Trends, and Neighborhood Commercial Districts. These latter reports are being completed and presented during the summer and early fall of 1975. The reports are being widely distributed and will be the principal foundation upon which the proposed Policies and Objectives of the Commerce and Industry Element will be based.

Revision of the Residence Element

The policies of the present Residence Element, adopted in 1971, remain generally valid, but the policies do not fully respond to the current concerns expressed by citizens or indicate the new directions required for public programs in the future. For example, questions are being raised concerning the direction and rate of growth, the quality of private housing and the effects of new housing upon the immediate environment. These facts have become increasingly evident in the Residential Zoning Study and the Community Development program. New issues are being framed in current discussions with community groups. Recognizing that the Comprehensive Plan must respond to changing needs, the Department began a revision of the Residence Element in June 1974; the proposed amendments should be ready for citizen review by early fall.

III. IMPROVEMENT PLANNING and IV. PROGRAMMING

Improvement Planning and Programming are discussed together in this report in order to put the Department's work in these phases of the planning-development process under major headings by planning subjects without repetition.

Residence

In July 1974 the Department began the two-year Residential Zoning Study, which will revise the residential districts and standards of the City Planning Code, including the Zoning Map. The work is divided into four six-month phases. The first phase included numerous meetings with neighborhood organizations and other members of the public, development of a set of objectives and policies, mapping of background data and examination of neighborhood issues and proposals.

The second phase has involved consideration of alternative frameworks for regulation and outlining of the proposed number and types of residential districts. This work will be presented to the City Planning Commission in late summer. The final two phases will result in mapping and ordinance text proposals to be submitted to the City Planning Commission in outline form in November 1975 and in complete form in May 1976. After public hearings by the Commission and necessary revisions, the proposals will be forwarded to the Board of Supervisors for legislative enactment.

San Francisco has adopted a Rehabilitation Assistance Program (RAP) as a successor to the discontinued Federal FACE Program. Thus far the Inner Richmond and Upper Ashbury areas have been designated for RAP, with funds for public improvements and administration allocated in the 1975 Community Development program. The Department of City Planning has participated in these programs, especially in preparation of public improvements plans, and is evaluating other areas of the city for possible inclusion in RAP.

A Housing Assistance Plan must be submitted to the Federal government with each annual Community Development program. The 1975 Plan, prepared by the Department with the Office of Community Development, included the city's housing condition and housing needs, 1975 goals for assisted housing, and guidelines for evaluation and selection of lower-income housing projects. The Plan, together with the Community Development program, was reviewed by citizens and approved by the Board of Supervisors before submission.

In 1972, $90,000 was set aside under General Revenue Sharing to initiate a Home Ownership Program in the Haight-Ashbury area. The Department of City Planning had primary responsibility for preparing this program, which was submitted to the Board of Supervisors during the year.

In April 1975, the first Subdivision Code for San Francisco went into effect. Although such a code has been needed for some time, its enactment stemmed principally from concern over possible conversion of the Parkmerced apartment complex into condominiums. The Department of City Planning participated with the Department of Public Works in preparation of the code, which

facilitates development of subdivisions, condominiums, community apartments and condominium conversions while providing protection to existing tenants and prospective purchasers. In addition, it provides a legislative mechanism for monitoring the city's housing stock.

Two studies of housing rehabilitation are provided for in the 1975 Community Development program. One is concerned primarily with rehabilitation financing for existing owners, and the other with public acquisition, rehabilitation and resale of scattered, severely dilapidated buildings. The Department of City Planning has the main responsibility for outlining the issues to be addressed and for obtaining a consultant to prepare both of these studies.

Acquisition of new housing sites in Chinatown is another project in the 1975 Community Development program. A preliminary analysis of potential lower-income housing sites was conducted by the Department in collaboration with the San Francisco Redevelopment Agency and the Chinatown Coalition for Better Housing.

Recreation and Open Space

Passage in November 1974 of Proposition J has assured the implementation of major recommendations of the Recreation and Open Space Element. This Charter amendment set up the Open Space Acquisition and Park Renovation Fund, operating over a 15-year period through use of a 10-cent ad valorem tax levy. The first year of the program begins July 1, 1975.

Proceeds from the Fund are to be spent to acquire hilltops and other open spaces designated in the Recreation and Open Space Element of the Comprehensive Plan, and to establish and develop new recreation facilities in high-need neighborhoods and on the waterfront. The Fund will also support renovation of existing parks, playgrounds and recreation buildings.

The Open Space Acquisition and Park Renovation Fund is administered by the Recreation and Park Department. Each year the General Manager of that Department must prepare a program for acquisition, development and renovation. The staff of the Department of City Planning is working with the Recreation and Park Department in this programming process.

The staff is also working with the newly created Open Space/Park Renovation Citizens Advisory Committee. This committee will assist the Director of Planning and the General Manager of the Recreation and Park Department in assigning priorities to the many projects that qualify for financing by the Fund.

Transportation

As with other Comprehensive Plan elements, the Department has been preparing a five-year transportation programs report with a strategy to achieve the short-range objectives and policies of the Transportation Element. The report will be published in the latter half of 1975.

The Department retained an individual consultant to undertake a citywide Parking Management Study in cooperation with the Department of Public Works. The study is funded by the U.S. Environmental Protection Agency through the Metropolitan Transportation Commission. The purpose is to find means to manage existing and new parking supplies so that (1) the impact of the automobile upon the city is lessened; (2) the transportation system is used efficiently to conserve energy, lessen pollution and keep transportation components in balance; and (3) a desirable urban environment is maintained. The study may lead to refinements in the Transportation Element, amendments to the City Planning Code and other measures.

Under Phase I of the Transit Preferential Streets Program, stemming from the Comprehensive Plan, exclusive bus lanes were installed on portions of Post and Sutter Streets. The first section of the Judah Street Muni Metro transit preferential street improvements was installed between Ninth Avenue and Nineteenth Avenue. Phase II of the program, to include an additional 25 miles of streets, is now being planned.

The report, A Transportation System for the Embarcadero Area, was presented to the City Planning Commission and Board of Supervisors in November 1974. This report resulted from a study by the Department, in coordination with other City, State and Federal agencies, of the alternatives for completion of Interstate 280 and removal of the Embarcadero Freeway.

The Department is participating in the Muni Planning, Operations and Marketing Study, which consists of various programs and projects to improve Muni service beyond its capital improvement program.

The Department also participated in the Golden Gate Corridor Transit Study, undertaken by the Golden Gate Bridge, Highway and Transportation District and the Metropolitan Transportation Commission, which involved transit operations on the Bridge and within San Francisco. Many of the comments of the staff presented to and adopted by the Commission were incorporated in the final recommendations of the study's Board of Control and were considered in decisions by the Board of Supervisors regarding Doyle Drive.

Other activities in transportation have included participation in the Golden Gate Recreational Travel Study, which has resulted in new Muni and Golden Gate Transit lines; assistance to the new San Francisco Bay Area Transportation Terminal Authority, charged with developing a major bus terminal at the site of Transbay Terminal to accommodate AC Transit, Golden Gate Transit and future San Mateo transit, and potentially Greyhound, Amtrak, Airporter and others; analysis of recent studies of potential transit development or upgrading for the San Mateo County corridor; and assistance in revision of the Metropolitan Transportation Commission's Regional Transportation Plan.

Urban Design

A citywide visual survey was undertaken to record various aspects of the architectural quality of buildings. The most immediate use of this survey is in identification of cornices and other appendages that contribute significantly to the streetscape in order to assist in preservation of features affected by

the City's parapet ordinance administered by the Bureau of Building Inspection. Survey findings will also provide the basis for other measures to protect the city's unique architectural heritage.

An allocation of $200,000 in 1975 Community Development funds for historic preservation will be used for initiation of new projects with the assistance of public and private agencies. In view of the shortage of funds for preservation efforts and the extensive costs involved, such an allocation must be used with care to produce the most effective results.

The Protected Residential Areas program is directed toward improving neighborhood environments by slowing and diverting traffic and installing landscaping and other amenities. Work on the program in the Mission district has been expanded to include Folsom Street in addition to the Bryant and Harrison projects of the previous year, and further streets in the Mission are being studied. Other areas in various stages of study or development are Inner Richmond, Jordan Park, North Inner Richmond and Eureka Valley.

Community Safety

The program referred to above under Urban Design, relating to preservation of parapets and other building features affected by the City's parapet ordinance, is principally an outgrowth of the Community Safety Element. In connection with the preparation of this element, the Department presented a report on the parapet ordinance in 1974, indicating concern as to the strongly negative effect that enforcement of the ordinance might have on the visual quality of the city if significant numbers of building owners chose to remove the appendages rather than reinforce or restore them.

In response to continuing concern expressed by the Planning Commission and the public, the Department began in the spring of 1975 a series of studies to prepare materials for assistance to building owners. The American Institute of Architects and the Foundation for San Francisco's Architectural Heritage helped make available two architects through Federal employment funds to carry out this effort. The materials prepared will encourage retention and restoration of building features and describe some of the methods by which work can be done to meet the requirements of the parapet ordinance without damage to the city's architectural character.

Northern Waterfront

The Department prepared in June 1975 a Northern Waterfront Improvements Status Report which described the various projects under consideration for Port land along the Northern Waterfront in San Francisco. In discussing each of six segments of the waterfront from Aquatic Park to China Basin, the report indicated the kinds of planning and development that might be most appropriate for the various piers and other Port properties. The report also indicated the government agencies involved in the planning process, and the legal limitations that must be considered.

The Department will continue its efforts in waterfront planning, in conjunction with the Port Commission, and will prepare detailed recommendations in order that the City may comply with requirements of the Special Area Plan adopted by the Bay Conservation and Development Commission for the San Francisco waterfront. In the course of this planning, the Department expects to prepare amendments to the Northern Waterfront Plan, a part of the City's Comprehensive Plan, and to comment as to any amendments to the BCDC Special Area Plan that appear to be warranted.

Annual Programming

Following the policy and improvements planning stages is the important step of determining whether, when and how the plans and improvements may be carried out. Annual programming includes determination of priorities, scheduling, implementation procedures and funding sources.

Capital Improvement Program. Through close coordination with other City departments and agencies, the Department prepared the six-year Capital Improvement Program for City Planning Commission review. This report can be an important device to achieve the objectives of the Comprehensive Plan. In addition, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during further review and consideration of the Capital Improvement Program.

Annual Program for Community Development. Under legislation adopted in 1974, funding by the U.S. Department of Housing and Urban Development has been consolidated into a single block grant covering previously separate programs for code enforcement, Model Cities, redevelopment, water and sewer facilities, neighborhood and public facilities and open space. The law requires annual preparation of a Community Development program for use of Federal funds. Preparation of the annual program by the Office of Community Development and Department of City Planning provides for excellent interaction between citizens and government agencies. The Department was active in various phases of preparing the 1975 program, including development of citizen involvement through community planning, and in relating the program to the longer-range objectives of the Comprehensive Plan. As the 1975 program is carried out, the Department will be involved in the more detailed planning and design of the improvements and activities that are funded.

V. COMMUNITY PLANNING

Implementation of citywide plans and improvement programs requires development of more detailed plans and specific improvement programs at the district, neighborhood and sub-neighborhood levels. It is in community planning that the interests, needs and objectives of neighborhoods and communities throughout the city are balanced with citywide interests, needs and objectives. An important component of planning at these levels is community involvement. In order to provide a continually responsive mechanism for community input, the city has been divided by the Department of City Planning into 18 areas, and in each area a Department staff member is assigned as liaison to neighborhood organizations and citizens, working with these groups in the following ways.

Neighborhood Liaison

During the past year neighborhood liaison assignments have been expanded to include the entire city. Liaison planners, through contact with neighborhoods on a part-time basis, provide a communication link between the Department and neighborhoods. This is often accomplished through attendance at neighborhood meetings. The purpose of these contacts is to provide relevant information to neighborhoods on planning issues and programs and to keep the Department abreast of neighborhood concerns. An important additional role assigned to liaison planners during the year was to provide liaison services for the Community Development program.

Neighborhood Planning and Program Development

A long-range objective of the Department is to develop community plans for neighborhoods throughout the city. Such plans have been completed for the South Bayshore, Bernal Heights, Chinatown and the Haight-Ashbury in past years. For the South of Market, an issues paper has been presented and the staff and the community are currently working on a draft plan. In addition to developing neighborhood plans, community planners provide local input to citywide planning efforts.

A staff proposal, the Mission Neighborhood Plan, was distributed and will be the subject of a Commission hearing in July 1975. This area plan grew out of the Department's response to a community planning document prepared through Model Cities funding by the Mission Housing Development Corporation. The proposed Department plan, if endorsed by the Commission, will represent the Commission's policy position relative to the Mission east of Dolores Street and north of Army Street. The neighborhood plan contains policies covering housing, community services, recreation and open space, transportation, economic development and urban environment, which are intended to articulate the objectives and policies of the Comprehensive Plan as they relate to the Mission. The staff report also includes program recommendations in furtherance of certain significant policies.

Implementation of Neighborhood Improvement Plans

In order to insure that programmed neighborhood improvement actions proceed in accordance with community wishes and on schedule, community planners provide initial input to the programming of improvements and then monitor progress and serve as a vehicle for communication between the community and the government. Activities with this level of planning have included the Residential Zoning Study, Proposition J improvements, the neighborhood-initiated improvement projects being funded by Community Development, public improvements on Haight Street and in RAP areas, the Protected Residential Areas program, and others.

VI. PROJECT IMPLEMENTATION

Project Implementation incorporates the various processes of project review by which individual development proposals are analyzed by the staff and brought before the City Planning Commission. It is important to stress the interrelationship of all of these review processes and the coordinating efforts that are necessary. Accordingly, the Department during 1974-75 consolidated all of the following administratively under the area of Project Implementation.

Environmental Review

Environmental Review of all public and private projects, as required by the California Environmental Quality Act of 1970, is carried out by the Office of Environmental Review in the Department of City Planning and by the Planning Commission, pursuant to authority vested in them by Chapter 31 of the San Francisco Administrative Code. Continued revision of environmental review procedures is required because of rapid evolution in interpretation and implementation of this new body of law.

The number of cases handled increased considerably over the previous year, principally due to increasing formality in the processing of projects determined to be exempt from environmental review, including the filing of Certificates of Determination of Exemption.

The Office of Environmental Review receives requests for comments on projects within the jurisdiction of other public bodies. One such request, from the U.S. Department of the Interior, concerned the National Ocean Policy Study on Offshore Oil and Gas Leasing on the Outer Continental Shelf in Southern California, about which the Environmental Review Officer testified in Los Angeles. The staff also is asked to comment on Environmental Impact Reports in other jurisdictions when it is evident there will be some impact on San Francisco: two examples were the proposed BART parking lot in Daly City and the proposed Crocker Hills development on San Bruno Mountain.

Major new work was added by the Federally required review of certain projects, including the annual joint Environmental Impact Report and Statement for the Community Development Block Grant application.

The Office of Environmental Review also serves as a center of information about the environmental review process for other City agencies, the public and the business sector.

Master Plan Referrals

The Master Plan referral is a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the City Planning Commission to determine whether such action is consistent with the Master Plan. The

Commission then forwards its recommendation to the Board of Supervisors for its consideration before final action on the proposal.

Proposed subdivisions are also reviewed. With the adoption during the year of the City's new Subdivision Code, requiring a Planning Commission hearing and a finding of consistency with the Master Plan if a subdivision is to be approved, the referral process has taken on a new importance with respect to subdivisions.

Planning Code Administration

The City Planning Code (Zoning Ordinance) is also one of the tools used to achieve the objectives of the Comprehensive Plan. A number of responsibilities fall under this category.

Commission Cases. The Department staff provides support with respect to cases coming before the City Planning Commission. This includes investigation, preparation of case reports, field trips to the properties, presentation to the Commission, recommended action, and, when required, transmittal to the Board of Supervisors.

Variances. The Zoning Administrator hears and decides requests for variances from the strict application of the Planning Code as it relates to specific individual properties. Determinations by the Zoning Administrator on variances and other zoning matters are appealable to the Board of Permit Appeals.

Permit Processing. Building permit applications submitted to the City are reviewed to determine compliance with the Planning Code. Permits issued by the Police, Fire, Health and Social Services Departments are also referred to the Department for review.

Violation Abatement. Reports by citizens and staff of alleged violations of the Planning Code are investigated. Most of these violations are resolved through conferences with owners and operators of properties; some are referred to the City Attorney's office and District Attorney's office for legal action when necessary.

Nonconforming Use Program. Periodic surveys are conducted and records kept of nonconforming uses. Notices concerning the status of these properties are sent to owners every four years as provided in the Planning Code.

Code Interpretations. Situations not specifically described in the Code are determined by an interpretation of the Planning Code based on the language of the Code.

Zoning Information Service. Planners supply the public with zoning information by maintaining the information counter at 100 Larkin Street and answering written requests for information.

Major Project Review. Designs of proposed major projects including buildings, amendments to redevelopment plans, and public and private housing proposals are analyzed and evaluated for the Planning Commission.

Landmarks. The Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepares case reports and provides other staff support to that Board and to the Planning Commission, as provided in Article 10 of the Planning Code.

STATISTICAL SUMMARY

	1974-75	1973-74	1972-73
City Planning Commission			
Regular and Special Meetings	45	54	49
Planning Code Cases			
Zone Changes	18	15	31
Conditional Uses	54	80	62
Setbacks	0	0	0
Text Amendments	1	2	4
Master Plan Referrals (including subdivisions)	103	98	83
Zoning Administration			
Variances	73	48	47
Building Applications	4,051	7,728	4,304
Sign Applications	1,008	1,698	1,249
Miscellaneous Permits	1,485	1,141	1,154
Enforcement Cases	519	397	460
Environmental Review			
Initial Evaluations	406	336	258
Categorical Exemptions Issued			
Under California Law	47	*	*
Under Federal Law	17	*	*
Negative Declarations Issued			
Under California Law	258	*	*
Under Federal Law	26	*	*
Environmental Impact Reports and/or Statements Certified as Complete	12	14	15
Landmarks Board Cases	13	13	9

*Breakdowns not prepared.

SIGNIFICANT RESOLUTIONS ADOPTED BY CITY PLANNING COMMISSION

July 1, 1974 through June 30, 1975

Date	Subject	Resolution Number
7/11/74	Disapproving proposal to designate the Goodman Building, 1117 Geary, as a Landmark	7209
	Disapproving proposal to designate the City of Paris Building, Geary and Stockton Streets, as a Landmark	7212
7/25/74	Amending Civic Center Plan, a part of the Comprehensive Plan	7216
8/1/74	Authorizing Director to enter into contract with Arthur D. Little, Inc., for background studies toward Commerce and Industry Element	7217
8/8/74	Directing staff to work with Public Library toward resolution of existing and future space requirements of the Library	7224
8/15/74	Endorsing Charter amendment to establish an Open Space Acquisition and Park Renovation Fund	7226
	Endorsing "Report on the State-Required Scenic Highway Element of the General Plan", indicating San Francisco's compliance with the requirement	7228
8/29/74	Adoption of Police Facilities section of the Community Facilities Element of the Comprehensive Plan	7233
9/5/74	Resolution of Sympathy on death of John F. Shelley, former Mayor of San Francisco	7234
9/12/74	Adoption of Community Safety Element of Comprehensive Plan	7241
	Disapproval of Building Permit Application for public assembly building at 2540-42 Diamond Street, under discretionary review power	7242
9/19/74	Adoption of Transportation Noise section of the Environmental Protection Element of the Comprehensive Plan	7244
10/10/74	Endorsing memorandum entitled "Format, Substance and Procedures to be Required for Institutional Master Plans"	7251

Date	Subject	Resolution Number
10/31/74	Adoption of policies for the reuse of Hunters Point Shipyard	7257
11/7/74	On resignation of Allan B. Jacobs from position of Director of Planning	7260
	Accepting report entitled "A Transportation System for the Embarcadero Area"	7261
	Disapproving proposal to designate the Atherton House, 1990 California Street, as a Landmark	7262
1/23/75	Endorsing Bay Conservation and Development Commission's Waterfront Advisory Committee's Proposed Special Area Plan for Bay Waterfront	7282
1/30/75	Adopting policy of possible discretionary review of building permit applications for new churches and non-profit elementary and secondary schools in residentially zoned districts	7283
2/6/75	Disapproving zoning change from R-4 and R-3 to R-2 in Inner Sunset area	7288
3/20/75	Authorizing Director of Planning to enter into contract with Metropolitan Transportation Commission for conducting a Parking Management Study and developing a citywide parking plan	7305
4/3/75	Approval in part of application for rezoning of properties on Capp and Bartlett Streets in the Mission from C-2 to R-3	7313
4/10/75	Announcing intention of conducting discretionary reviews of any building permit applications filed for commercially zoned properties on Capp and Bartlett Streets which might result in detrimental effects on surrounding residential neighborhood	7314
5/29/75	Authorizing Personal Services Contract with Charna Staten in connection with preparation of a Parking Management Plan	7323
6/5/75	Authorizing Director of Planning to apply for Federal Economic Development Administration Funds	7327
6/19/75	Disapproval of Building Permit Applications for two attached residential units at 55 and 59 Belgrave Avenue, under discretionary review power	7341

APPENDICES

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

APPENDIX I

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	73	18	54	1	0
Applications pending at beginning of period	13	2	10	1	0
Approved	43	6	36	1	0
Approved in part; remainder denied or withdrawn	1	1	0	0	0
Disapproved	13	4	9	0	0
Withdrawn, or no action by Commission required	7	2	5	0	0
Pending at end of period	22	7	14	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	4	2	-	2	0
Approved /3	6	5	-	1	0
Failed of approval	0	0	-	0	0
Pending at end of period	6	4	-	2	0
Applications Appealed to Board of Supervisors /4	3	1	2	-	0
Pending at beginning of period	1	1	0	-	0
Planning Commission action sustained	0	0	0	-	0
Planning Commission action overruled	4	2	2	-	0
Pending at end of period	0	0	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes.

APPENDIX II

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	397	373	251	519

APPENDIX III

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

BOARD OF PERMIT APPEALS

A. Appeals/Protests from Administrative Decisions on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
3	38	26	7	5	3

B. Appeals/Protests from Variance Decisions of the Zoning Administrator.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
3	13	7	9	0	0

C. Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	4	2	2	0	0

D. Appeals/Protests from an Order, Requirement, Decision or Determination by the Zoning Administrator other than a Permit or a Variance.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
2	19	9	5	6	1

TOTALS:

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
8	74	44	23	11	4

APPENDIX IV

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS

	TOTALS	Condominium Subdivisions	Other Subdivisions	Other Referrals
Pending at Beginning of Period	10	-	-	-
Filed	103	20	10	73
Approved by City Planning Commission	23	0	3	20
Disapproved by City Planning Commission	0	0	0	0
Administratively Approved	52	17	6	29
Administratively Disapproved	3	2	0	1
Withdrawn	3	0	0	3
Pending at End of Period	32	2	2	28

APPENDIX V

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

LANDMARKS

Certificates of Appropriateness Approved by Landmarks Board	Landmarks Considered by Landmarks Board	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
12	16	13	11	13

Landmarks Officially Designated by the Board of Supervisors

Landmark No.	Name	Location	Assessor's Block/Lot	Effective Date
62	Mish House	1153 Oak Street, near Divisadero Street	1218/29	7/6/74
63	Quinn House	1562 McKinnon Avenue, near Mendell Street	5295/31	7/6/74
64	Old Flood Mansion Pacific Union Club	1000 California Street, at Mason Street	245/1	8/2/74
65	Trinity Church	1668 Bush Street, at Octavia Street	665/15	10/5/74
66	Stanyan House	2006 Bush Street, near Buchanan Street	661/33	1/4/75
67	Tanforan Cottage	214 Dolores Street, near 15th Street	3557/3	1/4/75
68	Tanforan Cottage	220 Dolores Street, at Alert Alley	3557/3A	1/4/75
69	Haas-Lilienthal House	2007 Franklin Street, near Jackson Street	600/2	1/4/75
70	Atherton House	1990 California Street, at Octavia Street	640/10	2/19/75
71	Goodman Building	1117 Geary Street, near Van Ness Avenue	714/ptn.11	2/28/75
72	V. C. Morris Building	140 Maiden Lane, near Stockton Street	309/19	3/7/75
73	Lotta's Fountain	Market, Kearny and Geary Streets	Pedestrian Island	6/19/75
74	Frank M. Stone House	1348 South Van Ness Avenue, near 24th Street	6518/6	6/19/75

APPENDIX VI

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

ENVIRONMENTAL REVIEW PROCESS

	Number of Projects		
	1974-75	1973-74	1972-73
I. INITIAL EVALUATIONS OF PROJECTS			
A. Under Review at Beginning of Period	21	19	0
B. Received for Review	406	336	258
C. Evaluation Determined Not to be Required (Categorical Exemptions Issued)	64	9	32
D. Negative Declaration Filed	284	280	175
1. Appealed to Commission	9	7	6
E. EIR Determined to be Required	24	30	32
1. Percent of Cases in which EIR Was Determined to be Required	6%	9%	12%
2. Cases Appealed to Commission	3	8	2
F. Under Review at End of Period	36	21	19
II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED			
A. Report in Process at Beginning of Period	12	5	0
B. Draft Report Completed and Hearing Scheduled	3	10	19
C. Final Report Certified Complete	12	14	15
D. Report in Process at End of Period	12	12	5

*During Fiscal 1974-75, Case Numbers began to be assigned to requests for comments received from other jurisdictions. Such cases numbered 30 and are not reflected in the base used to compute the Percent of Cases in which EIR Was Determined to be Required.

Environmental Impact Reports
Certified by City Planning Commission

Date of Certification	Subject
8/29/74	Police Facilities Element of the Comprehensive Plan
9/5/74	Improvement of Baden Street
	Apartment building at 1790 Broadway
10/10/74	Muni Metro Center
12/19/74	State Compensation Insurance Fund Building, southeast corner of Ninth and Market Streets
2/6/75	Victoria Mews, block bounded by Carolina, 19th, Wisconsin and 20th Streets
2/27/75	Bank of Tokyo building, northeast corner of California and Sansome Streets
3/6/75	Community Development Program Block Grant Application
	Office building, 444 Market Street
3/27/75	Parking garage, southwest corner of Howard and Steuart Streets
4/10/75	Southeast Sewage Treatment Plant Expansion
6/5/75	Office building, northeast corner of Howard and Main Streets

APPENDIX VII

1974-75 ANNUAL REPORT

San Francisco Department of City Planning

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

		Budget	Transfers and Supplemental Appropriations	Encumbrances or Expenditures
4.119.110.000	(Permanent Salaries)	$1,045,911		$ 955,794
4.119.120.000	(Temporary Salaries)	30,811		27,308
4.119.140.000	(Commissioners' Fees)	3,400		2,910
4.119.200.000	(Contractual Services)	65,500	-$5,900	59,234
4.119.203.000	(Use of Employees Cars)	100		95
4.119.213.000	(Maintenance of Buildings)	1,080		1,080
4.119.216.000	(Repair of Autos)	975	+ 698	1,673
4.119.300.000	(Materials & Supplies)	10,675	+ 5,202	14,368
4.119.400.000	(Equipment)	3,407		3,390
4.119.800.000	(Membership Dues)	800		705
4.119.863.000	(Fringe Benefits)	242,548		199,863
4.119.880.000	(Rents - Real Property)	26,460		26,127
4.123.992.119	(Services of EDP Bureau)	15,000		4,159
	Totals	$1,446,667	0	$1,296,706

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Report to Mayor George R. Moscone

ANNUAL REPORT

July 1, 1975 to June 30, 1976

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Department of City Planning

City and County of San Francisco

SAN FRANCISCO SAN FRANCISCO SAN FRANCISCO SAN FRANCISCO
DEPARTMENT OF CITY PLANNING 100 LARKIN STREET, SAN FRANCISCO, CALIFORNIA 94102

September 15, 1976

The Honorable George R. Moscone
Mayor, City and County of San Francisco
Room 200, City Hall
San Francisco, CA 94102

Dear Mayor Moscone:

The City Planning Commission is pleased to submit this annual report for the 1975-76 fiscal year. This report contains a description of work undertaken during the fiscal year and a statistical summary of activities showing how departmental responsibilities were met.

The memorandum on the annual report dated July 19, 1976, from Mr. Rudy Nothenberg, Senior Program Manager, Mayor's Office, requested that this cover letter describe any changes in operating policy, or any statutory or Charter changes thought necessary to accomplish an increase in departmental revenue, to more efficiently manage the affairs of the department with a view toward cost savings, to eliminate any duties no longer relevant to the needs of the people and to substitute functions more consistent with the changing need for services in the City.

Prior to the above request, the Budget and Personnel Committee of this Commission, Commissioners Rosenblatt, Dearman and myself, had been actively involved in investigating possible changes in procedures to effect cost savings and to more efficiently serve the public. Consolidation of planning and zoning staff performing housing activities has been initiated as a first step to eliminate duplication of effort and to assure that policy and implementation efforts are closely coordinated. Other recommendations to the full Commission will be made before the end of this calendar year and the Commission's action then transmitted to you.

Finally, the department had a change of Commissions and Directors during fiscal year 1975-76. The City Planning Commission at the beginning of the fiscal year consisted of the five following citizen members: Mr. Walter S. Newman, President, Mrs. Charles B. Porter, Vice President, Mr. Mortimer Fleishhacker, Jr., Mr. John Ritchie and Mr. Hector E. Rueda. In January 1976, following the resignations of the Commissioners listed above, you appointed the present citizen members of the City Planning Commission. Also Dean L. Macris, Director of Planning since January 6, 1975, resigned as of January 2, 1976. Subsequently, the Commission undertook a nationwide search to locate the best qualified person to fill this important and sensitive position. Rai Y. Okamoto, a Fellow of the American Institute of Architects and member of the American Institute of Planners, was chosen the new Director of Planning on May 21, 1976. We wish him well.

Very truly yours,

Gordon J. Lau

Gordon J. Lau
President
City Planning Commission

CITY AND COUNTY OF SAN FRANCISCO

GEORGE R. MOSCONE, MAYOR

City Planning Commission

Gordon J. Lau, President

Toby Rosenblatt, Vice President

Susan J. Bierman

Ina F. Dearman

Charles Starbuck, III

Thomas J. Mellon, Chief Administrative Officer
Alternate: Thomas G. Miller

John D. Crowley, General Manager of Public Utilities
Alternate: James J. Finn

Department of City Planning

Rai Y. Okamoto, Director of Planning

Edward I. Murphy, Assistant Director

R. Spencer Steele, Assistant Director - Implementation

George R. Williams, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

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ANNUAL REPORT 1975-76

Introduction

For the Department of City Planning, the fiscal year 1975-76 can be characterized as one of change - change in Commissions, in Directors, and in staff. By and large the planning and programming efforts were maintained at a reasonable level as the following report will reveal. However the loss of thirteen permanent staff positions during the fiscal year has had a crippling effect on the over-all work output of the department, particularly in the day-to-day code administration, enforcement and environmental review functions. Major back-logs in environmental impact reports, in building permit applications, in variance cases - all have brought critical reactions from the public involved and have resulted in low morale for the staff of these understaffed sections. Certain members of the Board of Supervisors have publicly criticized the Department for apparent time delays in some of the federally funded programs. While the concern for fiscal responsibility is shared by the Department and measures are being sought to achieve greater efficiency through management and program priority changes, it is clear that continued reduction of staff will further impair productivity and reduce our capability to meet mandated responsibilities. It is hoped that in fiscal 1976-77 the Department will be better able to perform its duties than was true in fiscal 1975-76. To do so will require close coordination and support from both the executive and legislative offices of the City.

Department of City Planning

ANNUAL REPORT 1975-76

GENERAL PLANNING:

Housing and Citywide Architectural Survey

The Residence Element of the Master Plan was revised in 1975 to address new issues not covered in the 1971 Residence Element. First, the Community Development Program, established in 1974, calls for policies on housing rehabilitation and new development. Secondly, increasing concerns are expressed by citizens towards neighborhood revitalization. Thirdly, the Residential Zoning Study required the guidance of a definitive policy framework. The revised Residence Element went through extensive review by public agencies and public hearings before citizens. It was adopted by the City Planning Commission in November 1975.

The Department worked with the Mayor's Office of Community Development (OCD) in preparing the Housing Assistance Plan for the 1976 and 1977 applications for Community Development Block Grants. As a supplement to the Plan, the Department formulated development guidelines for new construction of publicly-assisted housing and of housing for the handicapped and disabled persons. The Department provided assistance to OCD in the review of federally-assisted housing proposals for their conformity with the local Housing Assistance Plan. The Department has prepared the information and materials for submission by OCD to the California Housing and Community Development Department for qualifying the City as a local housing agency. Also, the Department worked with the Bureau of Building Inspection on two applications: One to HUD for an Innovative Project Grant for an automated management system of the City's housing data (submitted in June 1976); another to the California Housing Finance Agency for designating the three outstanding FACE Areas (Alamo Square, Duboce Triangle and Bernal Heights) and the two RAP Areas (Inner Richmond and Upper Ashbury) for one Neighborhood Preservation Loan Program (August 1976).

A $50,000 Rehabilitation Financing Study was funded in the 1975 Community Development Program and was initiated by the Department in June 1976. The study purpose is to develop an overall program to improve the housing conditions of the residents of San Francisco which will impose the least financial hardship and social disruption, will make maximum use of the existing housing stock, and will provide greater housing opportunity for minorities and women. A team of consultants was selected to perform the four-month study which covers areas of rehabilitation financing, code administration, implementation strategies and systems, and supporting services. A public meeting to introduce the study to community groups was held in late June, 1976. A Technical Policy Committee comprising relevant public agencies including the Mayor's Office of Community Development, Bureau of Building Inspection (Department of Public Works), San Francisco Redevelopment Agency, Model Cities Agency and Real Estate Department, was established to work with the Department to provide input, and to review the consultants' recommendations.

The City obtained in March 1976 a favorable ruling from the IRS on the tax-exempt status of the revenue bonds which will generate loan funds for the locally sponsored Rehabilitation Assistance Program. The City expects to issue bonds in October or November 1976, and to start the program in Inner Richmond in September 1976 and Upper Ashbury in February 1977. An Environmental Impact Statement on Upper Ashbury will be published in August 1976; public hearings will be held in October 1976.

As an integral part of the Department's assistance to the Mayor's Select Committee for Yerba Buena Center, the residential component consisting of both market-rate and subsidized housing was prepared during June through August 1976. A study was undertaken assessing the feasibility of market-rate housing development in the redevelopment project area. Also, the Department undertook a preliminary study of the proposed subsidized housing developments for the area. The Department will continue to evaluate the desirable housing developments in this redevelopment project area and the general South of Market area.

The Department continued to work with the Redevelopment Agency and the Chinatown Coalition for Better Housing to review and select housing sites for acquisition and development as low and moderate income housing in Chinatown. A total of $1,000,000 Community Development Block Grant funds has been allocated for this purpose. One potential site was seriously considered by the Coalition for immediate acquisition by the Redevelopment Agency. After a redevelopment survey area is designated by the Board of Supervisors, the City Planning Commission will select a project area and formulate a preliminary plan.

The Department and the Redevelopment Agency completed a preliminary study to determine the feasibility of designating the Bay View North area for residential rehabilitation. In July, 1976, the Board of Supervisors designated Bayview North as a survey area. The Department will cooperate with the Redevelopment Agency in conducting a final feasibility study, and will select a project area and formulate a preliminary plan.

The Department also conducted a feasibility study on the rehabilitation of a dilapidated residential building in South Park. The final draft is in preparation. The building will be included as a case study in the Rehabilitation Financing Study to determine the financing program and the type of sponsorship necessary for such rehabilitation.

In 1972, $90,000 of General Revenue Sharing funds was set aside to initiate a demonstration Homeownership Assistance Program in the Haight Ashbury area. During the past three years, the Department of City Planning, the Real Estate Department and the City Attorney's Office have worked with community groups to draft the program legislation and submit it for approval to the Board of Supervisors. The funds for the program were finally released in May of 1976, and a Citizens Loan Advisory Committee was appointed by the Board of Supervisors. The Real

Estate Department has primary responsibility for operating the program. The Planning Department will maintain liaison with the Real Estate Department and the community on this program. Additionally, the Department will evaluate this demonstration program's effectiveness and applicability on a citywide basis.

The 1975 Community Development Program allocated $200,000 for historic preservation and the Department was given the lead responsibility for developing a program. The Department consulted interested groups and individuals and held several public meetings. At a public meeting of July 22, 1975, it was determined that the Department should work in conjunction with the Foundation For San Francisco Architectural Heritage to develop a preservation loan program. Until January 1976, these efforts were focussed on the preparation of a draft contract. That draft and a memorandum explaining it were submitted to and approved by the City Planning Commission on January 7, 1976. Subsequently further revisions were made in the contract and the program was approved by the new City Planning Commission on April 22, 1976. The program was submitted to the Board of Supervisors for approval (received on August 23, 1976). The program will be administered by the Heritage and will make or guarantee loans for the rehabilitation of structures of architectural merit and community significance where other loans are not available to, or cannot be afforded by, the owner.

A Citywide Architectural Survey has been carried out to provide the basis for developing a comprehensive conservation program. The survey identifies and evaluates both individual structures and clusters of buildings of architectural merit. Identification of these buildings will additionally facilitate their preservation through the private market and help avoid costly conflicts between public and private interests. The survey has been undertaken with the invaluable assistance of a Citizen Review Committee, the members of which were selected for their expertise in architectural history and related matters.

Future steps will include mapping and analysis of the findings. Potential historic districts, conservation areas will be identified and design guidelines prepared where appropriate. It is anticipated that the analysis and conservation program will be published in book form made possible by a foundation grant.

Number of persons assigned to Housing Section:

Five persons - a Planning Coordinator, two Planner III's, two Planner II's for a total of 2.5 person years.

Output:

Resident Element - Revisions November 1975 (report)

Housing Assistance Plan 1976 (report)

Preliminary Housing Assistance Plan 1977 (report)

"Housing Assistance Plan: Development Guidelines for Construction and Substantial Rehabilitation of Housing for Physically Handicapped and Developmentally Disabled People" March 1976 (guidelines)

"Housing Assistance Plan: New Construction and Substantial Rehabilitation Project Design Guidelines", April 24, 1975 (Guidelines)

Analysis of Potential Housing Sites in Chinatown - Working Papers, Sept. - Dec. 1975

Bayview North Residential Rehabilitation Feasibility Study, Jan. 1976

South Park Rehabilitation Feasibility Study - draft, July 1976

Memorandum on Historic Preservation Loan Program, Jan. 1976, revised April 1976

Upper Ashbury RAP EIR/S Draft (August 1976)

Architectural Survey - ratings of individual buildings - 8,000-9,000 entries

Commerce and Industry

The first phase of work on the Commerce and Industry Element was begun in 1974-75 with publication of two background reports, Industrial Trends and Labor Force-Trends, and a consultant report, Commercial and Industrial Activity in San Francisco. During 1975-76 two additional reports were published, Commercial Trends (July 1975) and Land-Use: Conditions and Trends (October 1975). The final background report, Neighborhood Commercial Districts will be published during the fall of 1976. This background information forms the basis for preparation of the element itself. Objectives and policies will be presented for citizen review during the fall of 1976.

During the coming year the Department will complete the Objectives and Policies for Commerce and Industry and a proposal for Strategies and Programs to implement the objectives with assistance from funds received from a federal Economic Development Administration 302 grant. This grant provides the Department with three additional staff members who will work with existing Department staff.

The Department has also begun work on the Mission Street Commercial Study which will assess physical and economic trends along the Mission Street commercial area from Fourteenth Street to Army Street. This study will propose measures, both public and private, designed to improve the economic and physical vitality of this shopping district.

A similar study of commercial activity on Ocean Avenue has been undertaken in conjunction with a housing rehabilitation study.

Number of persons assigned to Commerce and Industry Section:

One person - a Planner II for a total of 1.0 person years.

Output:

Report on Commercial Trends

Report on Land Use: Conditions and Trends

Recreation and Open Space

In December, 1975, the City Planning Commission and Recreation and Park Commission, meeting jointly, approved the first program for allocating annual revenue of the Open Space Acquisition and Park Renovation Fund. It is a two-year program for fiscal years 1975-76 and 1976-77 totaling approximately $5,550,000. Ten hilltops and other unimproved properties will be acquired by the City and preserved; five properties with varying degrees of improvement in four designated high-need neighborhoods will be acquired for recreational development; and 17 existing parks and playgrounds will receive some renovation.

This program process, which will be repeated annually for the remaining years of the 15-year period, involved numerous meetings of the Open Space/Park Renovation Citizens Advisory Committee. The Committee also held five well-attended public hearings to receive community input. Staff of the Department of City Planning attended all these meetings and assisted the Committee in establishing priorities. Staff will continue to serve in this capacity.

The staff has also been involved in planning the further improvement of McLaren Park, San Francisco's second largest park. From the City's share of the 1974 State recreation bond revenues, $500,000 has been allocated for physical improvements to the park. To set the framework for specific projects, the staff of this Department, working with the Recreation and Park Department, the Park Engineering Division of the Bureau of Engineering, and interested citizens, developed a master plan for McLaren Park and the adjoining Crocker-Amazon Playground. A priority list of specific improvement projects will be refined and then carried out.

Number of persons assigned to Recreation and Open Space:

One Planner III for a total of 1.0 person years.

Output:

McLaren Park Plan

General Managers Report on Open Space Acquisition & Park Renovation Fund

Transportation

The Department continued work on development of a short range City Transportation program with a strategy to achieve the objectives and policies of the transportation element of the Master Plan. The strategy and programs report will look at the transportation system as an interrelated whole in an attempt to make sense of the multi-agency hodge-podge that currently serves as transportation planning and operations in San Francisco. The report will also lay the ground-work for more coherent analysis of transportation financing and for an eventual transportation policy-guided budget. A preliminary proposal for citizen review is expected in September 1976.

The Department completed work on a citywide parking management study in cooperation with the Department of Public Works. The study was funded by the Environmental Protection Agency through the Metropolitan Transportation Commission. The study resulted in the compilation of extensive new data on conditions and trends in parking in San Francisco, as well as a set of recommended policies and programs designed to manage existing and new parking supplies so that (1) the impact of the automobile upon the city is lessened; (2) the transportation system is used efficiently in order to conserve energy and lessen pollution and to insure that its components are in balance; and (3) a desirable urban environment is maintained. Following public hearing before the City Planning Commission in April 1976, a set of policy recommendations was prepared for amendment to the Master Plan during the next fiscal year.

Two recommendations stemming from the parking study were developed somewhat further during the year. A proposal for a differential parking tax rate, favoring short-term parking and discouraging all-day commuter parking, was picked up by citizen groups interested in better transit and more equitable taxation and was introduced at the Board of Supervisors where it awaits action. Extensive staff research into the legal basis for giving preference to neighborhood residents in the use of neighborhood on-street parking led to a new City Attorney's opinion on the matter, which paved the way for a proposal for A Preferential Parking Program for San Francisco: The Neighborhood Sticker Plan in March 1976.

The relationship of regional corridor travel to the livability and finances of San Francisco was clarified in greater depth in several related actions during the year. The Department assisted the Board of Supervisors in preparation of a regional transit first policy, adopted in September 1975.

A comparative analysis of Peninsula transit studies of the various mode alternatives, including BART, upgraded Southern Pacific railroad, light-rail vehicles (streetcars), and buses, lead to publication of Peninsula Corridor Transit: Alternatives and Recommendations in September 1975. The findings of this report lead to adoption of comprehensive City policy on Peninsula transit in March 1976. Since January 1976, the Department has been involved in the Metropolitan Transportation Commission's regional Peninsula transit study in order to implement the City's policy; regular reports are provided to the Supervisor's Streets and Transportation Committee at that committee's request.

The City Planning Commission adopted a more comprehensive and updated policy position on the Golden Gate Corridor in May 1976. The Department participates on an interagency working committee seeking to implement short-range improvements in that corridor in accordance with City and City Planning Commission policy, and continues its liaison function with the City's representatives on the Golden Gate Bridge, Highway and Transportation District. Department staff also served on the technical advisory committee of the Golden Gate Recreational Travel Study of improved transit access to and within the new Golden Gate National Recreation Area.

The Department was instrumental in encouraging the new San Francisco Bay Area Transportation Terminal Authority to progress with updated planning and implementation of a new regional bus terminal. The City Planning Commission endorsed a proposed, updated City policy on terminal development in June.

Working with both the Mayor's and Supervisors' representatives on the Metropolitan Transportation Commission, the Department continued its liaison function with MTC and continued to provide input into the Regional Transportation Plan through MTC's annual amendment process. Several of the City's suggested amendments were incorporated into the plan. In a related manner, working through MTC, the Department was able to modify the California Department of Transportation's work program to exclude a freeway-widening project in San Francisco.

Working with the Department of Public Works and the Public Utilities Commission, through the Transportation Policy Group (TPG), the Department continued to pursue a policy guidelines approach to the annual Capital Improvement Program. Criteria adopted by TPG were applied to rating the priorities of each capital item, and these criteria were delineated in both the C.I.P. and the budget itself.

The Department also took an active part in interagency committees formed to consider the programming of several transportation funding sources, including Federal Aid to Urban System (FAU) funds and state highway funds made available for transit through recently-enacted (Proposition 5) Article XXVI of the state constitution.

A transit improvement plan for Polk Street, as part of this Department's Transit Preferential Streets Program, was adopted by the Board of Supervisors and the Mayor involving five curb (platform) extensions which make boarding easier for transit patrons, particularly the elderly, and operations more pleasant for riders and more efficient for drivers. The plan also includes provision of new Muni stop information signs at all stops, and benches at three of the stops. Transit preferential plans for Mission Street, delayed by federal funding and contract preparation difficulties, also ran into opposition from some merchants and some of the media. Efforts continued to resolve these differences. An interdepartmental Transit Preferential Streets Committee reviewed preliminary plans, prepared by a consultant retained by Muni under its Planning, Operations and Marketing (POM) Study, for an additional 25 miles of transit preferential streets.

Department staff continued to serve on the Technical Advisory Committee of the POM Study. The Committee received and analyzed consultant reports regarding the various aspects of Muni planning and operations.

Beginning in the spring, Department staff was provided to serve as project manager for the Muni Metro Accessibility Study to examine alternatives for providing access to Muni's light rail vehicle system by the physically handicapped.

Often working with the staff of the Department's Neighborhood Planning Program, transportation planning projects in several neighborhoods have been undertaken during the year:

- The Department has been working since 1969 with residents of the Bayview-Hunters Point community to provide a bypass roadway for trucks and recreational travelers in order to remove excessive traffic from Third Street and neighborhood residential streets. During 1975-76 City departments began discussion with state agencies about alternative designs for such a roadway and the process whereby a plan could be adopted and funded.

- The Department worked with residents on Cervantes Street and other residents of the Marina district on alternative traffic routing plans to relieve excessive, fast and noisy traffic on Cervantes Street.

- In the Mission district the Department worked with residents on a transportation plan which was incorporated in that community's Policies for Neighborhood Improvement (January 1976).

- The Department facilitated discussions among Glen Park neighborhood groups, City agencies and BART which led to agreement on providing appropriate "kiss-ride" facilities at the Glen Park BART station.

- Residents of the Outer Richmond and Outer Sunset districts kept alive plans for Ocean Beach and Great Highway improvements first advanced by this Department in 1971; the Department continued to work with those residents and with the City's Wastewater Management Program in an attempt to coordinate work on the Great Highway.

- The Department provided staff support to Chinatown residents in analysis of transit improvements at several neighborhood meetings as part of the Muni Planning, Operations and Marketing Study.

- Efforts continued at coordinating and improving transportation in the Northern Waterfront area. Working with the Department of Public Works, Muni, the Port, residents and merchants, plans were developed further for the Embarcadero Area and Fisherman's Wharf.

Transportation staff regularly provides technical analysis of all transportation related matters relative to Environmental Evaluations, Environmental Impact Reports, Referrals on the use of public lands and streets,major private and public developments, including Yerba Buena Center, and all such cases which come before the Planning Commission.

Apart from those already mentioned, the Department continued its active liaison function with the Transportation Policy Group (to which it provides staff support), the Technical Advisory Committee of the Transit Task Force, ISCOTT, the Parking Authority and the semi-public parking corporations, BART, CALTRANS, State Transportation Board, and the Urban Consortium, among other city, regional, state and federal agencies and non-governmental transportation interest groups.

Number of persons assigned to the Transportation Section:

Four persons - One Planning Coordinator, One Transit Planner III, One Planner II, and One Planner I for a total of 4.0 person years.

Output:

Peninsula Transit Alternatives (Board of Supervisors Res. Nos. 240-76, 241-76, signed by Mayor April 1976)	September 1975
Cervantes Street study report	September 1975
Transportation operating departments' sections of Capital Improvement Program	December 1975
Parking: Conditions and Trends and Appendix to Parking: Conditions and Trends	December 1975

Parking in San Francisco: A Study of Polices and Programs for Parking Management	December 1975
Preferential Parking: The Neighborhood Sticker Plan (Board of Supervisors Res. No. 312-76, signed by Mayor July 1976)	March 1976
Memorandum of the City Planning Commission regarding: Golden Gate Corridor	May 1976
Memorandum of the City Planning Commission regarding: Regional Transit Terminal Development in San Francisco	June 1976

Northern Waterfront

Planning for the Northern Waterfront of San Francisco is being carried out by staff of the Department of City Planning in conjunction with staff of the Port of San Francisco. The Department planners are available for this work because of a grant to the City from the U.S. Department of Housing and Urban Development through its Comprehensive Planning Assistance ("701") program. The "701" funds also provide a modest sum of money to augment the staff work with that of a consultant. To facilitate this Northern Waterfront planning, the staff of the Department of City Planning is performing much of its work in space provided at the Port offices in the Ferry Building.

There are four major responsibilities of the Northern Waterfront staff of the Department of City Planning:

1. To carry out comprehensive planning for the entire Northern Waterfront area.

   The Northern Waterfront area of San Francisco is that portion of the city's shoreline which extends from Municipal Pier to China Basin, and those adjacent inland areas directly related to the shoreline through geographic characteristics and land use. Planning work for this area includes all effort necessary for the comprehensive protection and development of the area, and for assurance of a proper relationship with the rest of the city.

2. To review and, where necessary, propose amendments to the existing Northern Waterfront Plan, which is a part of the San Francisco Master Plan.

   The Northern Waterfront Plan contains the Objectives and Policies of the City for the "improvement and future development" of the Northern Waterfront area as well as

Land Use, Transportation, Open Space and Urban Design Plans for this area. The Plan was adopted by the City Planning Commission in 1969. The revision studies will identify portions needing to be updated in response to changes in the physical situation, newly articulated desires of the people of San Francisco, and additional legal requirements now imposed upon the waterfront.

3. To coordinate the review of proposals for improvement projects in the Northern Waterfront area.

   There are many government agencies with jurisdiction over waterfront development and many community organizations with interest in this area. In addition, Northern Waterfront proposals are reviewed under several control mechanisms in the Department of City Planning, and are subject to several possible procedures before the City Planning Commission. Liaison between the Department and other agencies and organizations, and coordination of functions within the Department, are continuing efforts of the Northern Waterfront planners.

4. To develop a Total Design Plan for the waterfront area from Pier 7 to Pier 24.

   The San Francisco Bay Conservation and Development Commission (BCDC) Special Area Plan No. 1 requires adoption of a Total Design Plan by that agency prior to any development being permitted on new or replacement Bay fill immediately north and south of the Ferry Building. This Plan is to be prepared by "an appropriate public agency", which is interpreted to be the Department of City Planning in conjunction with the Port of San Francisco staff. Policies contained in Special Area Plan No. 1 state the information required to be shown in the Total Design Plan.

A valuable resource in this planning effort is an advisory committee which consists of community representatives and government agency representatives. This Planning Advisory Committee began with a resolution adopted by the City Planning Commission on February 19, 1976, in which the Commission stated its intention to appoint an advisory committee similar in composition to the Waterfront Advisory Committee which drafted the Special Area Plan No. 1 for BCDC. The Committee began functioning in June, 1976, and has been of much help to the City Planning Commission and the Department in the resolution of planning issues. It has served as a forum for presentation of the community's views about the Northern Waterfront to the planning staff, and for presentation of planning ideas to the community. This exchange will greatly assist in the review of plan proposals for adoption by the City and BCDC.

Number of persons assigned to Northern Waterfront planning:

Three persons - Two Planning Coordinators and One Planner II for a total of 3.5 person years.

Output:

"Northern Waterfront Improvements - Status Reports Nos. 1, 2 3 & 4."

Planning Advisory Committee "Agendas" and "Summaries of Meetings"

Lead work or assistance to other staff in the completion of environmental impact reports, conditional use authorizations and zoning modifications for projects in the Northern Waterfront area.

Community Safety

Because of lack of staffing and higher priorities within the Department, implementation of Community Safety Element programs has been limited to the enforcement of the parapet ordinance, response to informational requests, and continuing membership in City disaster-preparedness committees.

In 1975 the Department began to work with owners of properties cited by the Bureau of Building Inspection for hazardous parapets or cornices, in order to find ways to strengthen or replace, rather than remove, those architectural features worthy of retention. A parapet task force was also formed in 1975 to examine enforcement of the parapet ordinance and to find funding sources for parapet retention.

Because of recommendations from the task force and other sources, there have been major changes in the parapet inspection criteria; no new citations have been issued since January of 1976 and all previous citations are being re-examined by the Bureau of Building Inspection. The Department is currently compiling a list of 150 significant downtown buildings which might warrant special procedures regarding compliance with the parapet ordinance.

Number of persons assigned to Community Safety function:

Two persons - A CETA Architect and a Planner II for a total of .5 person years.

Output:

Two reports with slide shows to CPC on status of parapet ordinance enforcement

Brochure printed detailing role of DCP in parapet ordinance enforcement

Resolution passed by Board of Supervisors supporting retention of parapets

200 informational requests handled

Capital Improvement Program

The annual six-year Capital Improvement Program report is prepared in close coordination with other City departments and agencies for consideration by the City Planning Commission. It accomplishes two broad purposes: 1) all projects are reviewed for conformity or non-conformity with provisions of the Master Plan; and, 2) all projects are assigned a general priority rating to guide the Capital Improvement Advisory Committee, the Mayor and the Board of Supervisors in the further review of various capital projects. The six-year program recommended by the City Planning Commission included 688 projects which totaled $1,271,711,700.

Additionally, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during the further review and consideration of the Capital Improvement Program recommended by the City Planning Commission.

Number of persons assigned to Capital Improvement program function:

One person, a Planner IV, for a total of 1.0 person years.

Output:

City Planning Commission Recommended Six-Year Capital Improvement Program for 1976-77 through 1981-82, January 20, 1976

Capital Improvement Advisory Committee Recommended Capital Improvement Program for budget year 1976-77, March 15, 1976

Capital Improvement Advisory Committee Recommended Six-Year Capital Improvement Program for 1976-77 through 1981-82, June 15, 1976

Community Analysis and Research

The activities of the section during fiscal year 1975-76 fell primarily under the following headings:

a. Information Base Development:

This broad category includes both information seeking and information distributing activities. In the former category are included various kinds of research, from direct surveys and work in library sources to enhance the City's data base to active participation in data sharing programs at the regional, state and federal level. The raw materials of planning studies are data gathered from a variety of sources, and the section is continually gathering such information. Between this activity and that of dissemination is the processing and tabulation of information, and the preparation of reports based upon the analysis of information. In 1975-76 one of the major activities of the section was the acquisition and installation of a small computing system financed by federal funding. The system, which was first fully operational in late January, is operated primarily by two staff members of the Department, the head of the Community Analysis and Research section and the Supervisor of the Graphic Division. The system has already been used to produce the tables in press ready form for the annual report, Changes in the San Francisco Housing Inventory. In addition to this, programs have been developed and used for the following projects:

1. Tabulation of Land Use acreage by Planning Districts

2. Revision of zoning acreage classification changes from 1970 to December, 1975

3. Computation of irregular lot area in the Hunter's Point Redevelopment Area lot subdivision

4. Tabulation by Planning District of gross receipts and payroll tax information over four years in time for the Commerce and Industry element

5. Tabulation of survey questionnaire data for the Ocean Avenue Commercial Survey

6. Tabulation of information for a survey to disclose price and rental movements in the housing market

7. Support for the administration of the Department in work program accounting, address label maintenance and text typing

8. Development of a system to maintain the annual Capital Improvement Program in computer memory, reducing the amount of staff time necessary to manipulate accounts and to prepare reports.

b. Census Tract Committee:

In addition to liaison with the Bureau of the Census on matters concerning the 1980 Census, the section prepared a mailing and survey to determine community interested in altering the boundaries of Census tracts for 1980. Response to the survey indicated a preference for retaining the same major tract boundaries, to preserve statistical continuity and modification of some boundaries within tracts, to create tract subdivisions. The recommendations were forwarded to the geography division of the Bureau of Census.

c. Service to the Public:

On the average, five calls per day for information relating to Census, economic, housing and other statistical matters related to planning and the community. These calls originate from the general public as individuals or representatives of groups, from private organizations and business ventures and from other governmental agencies. Frequently the calls involve research, which the section staff satisfies to the best of its capabilities. On other occasions, information regarding the nature of information sources, research methods and similar matters of advice are sought.

d. Housing Studies:

The report, 1975 Changes in the San Francisco Housing Inventory, the tenth in a series, was published, providing the sole source of information on additions to and removals from the housing stock in the calendar year 1974. These reports are widely used by both public and private agencies, and such information on trends in housing production is now available from 1960 to the present, providing a base for analysis of the location and kinds of changes occurring in the housing stock of the city.

A study was carried out which compares the rent levels for residential properties for the same period in 1973 and 1976. This information is vital background data for the formulation of housing policies and programs. A report will be published in the fall of 1976.

e. Population Studies:

Income data for San Francisco are available every ten years in the decimal census.

The information becomes less and less useful as it becomes more and more out of date and the City chose not to undertake a mid-decade census. In an effort to obtain current, useful information a project was undertaken to update income statistics for San Francisco by using the consumer income statistics which are collected every year by the Bureau of the Census and which are published in the Current Population Reports. A report will be published in the fall of 1976.

Number of persons assigned to Community Analysis and Research Section:

Two persons - One Planner IV and a part time reserach assistant (CETA) for a total of 1.5 person years.

Output:

See above

NEIGHBORHOOD PLANNING SECTION

During fiscal 1975-76 the efforts of the Neighborhood Planning Section focused on four areas; neighborhood planning, program development, implementation of improvement programs and neighborhood liaison. Generally, neighborhood planning entails working with neighborhoods in identifying their needs, problems and opportunities for improvement, and developing an implementation plan and strategy for meeting neighborhood goals. Program development entails the formulation of action programs that are designed for city-wide application and focus on improving the quality of community life. Implementation of improvement programs entails the interdepartmental coordination and community involvement necessary for effective program implementation. Neighborhood liaison entails the exchange of information and views between Department staff, community organizations and citizens on planning related programs and issues.

NEIGHBORHOOD PLANNING:

A long-range objective of the Department is to develop community plans for neighborhoods throughout the city. Such plans have been completed in past years for the South Bayshore, Bernal Heights, Chinatown, the Mission, and the Haight-Ashbury. In addition to developing neighborhood plans, community planners provide input to citywide planning efforts, including the Residential Zoning Study, development of Master Plan elements and Community Development and Capital Improvements programming.

During fiscal 1975-76 several neighborhood and special area plans were studied, including the preparation of an issues paper for the South of Market Community, analysis and staff review of the Mt. Sutro Community Plan, and review of a Glen Park commercial area plan.

A comprehensive report outlining policies for neighborhood improvement of the Mission District was completed in January and a similar report has been substantially completed for Chinatown. In addition, a special study was prepared to inform citizens of the status of the state park currently under acquisition at Candlestick Cove. This study outlines the relevant factors and community concerns relative to state park development and offers a sketch plan for this park.

Program Development (Annual Program for Community Development)

The Department provides direct services on a work order basis to the Mayor's Office of Community Development. Neighborhood planning section activities include liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding, direct participation in the development of the Annual Community Development Program and specific program responsibilities. In 1976 the Department introduced a

new CD program for carrying out commercial district improvement activities. Also, a brochure titled Newsletter for the Neighborhoods was prepared, describing the various improvement programs and activities funded through the Community Development Program.

Implementation of Improvement Programs

In order to insure that programmed neighborhood improvement actions proceed in accordance with community wishes and on schedule, community planners provide initial input to the programming of public improvements and then monitor progress and serve as a vehicle for communication between the community and the government. In addition, as a result of Community Development funding, the Department has lead responsibility for the implementation of several programs for both housing and neighborhood improvement. Program responsibilities included:

1. Neighborhood Initiated Improvement Program (NIIP)

The Department coordinates and administers NIIP which is designed to encourage neighborhood initiated beautification, recreation and improvement activities. Seventy-nine projects totaling $315,000 were funded in 1975 and in 1976 over one hundred proposals were reviewed and 75 projects were recommended for funding.

2. Public Improvements Planning, Urban Beautification and Traffic Control in Rehabilitation Areas

These programs are designed to support housing rehabilitation and neighborhood preservation efforts. Responsibilities included coordination with the Citizens Advisory Committees for the Upper Ashbury and Inner Richmond RAP areas on public improvement planning. Urban beautification and traffic control plans were initiated in Noe Valley, Excelsior and Mission Districts.

3. Neighborhood Centers

The Department has lead responsibility for the implementation of this CD funded program designed to develop city-owned neighborhood centers. A consultant study titled Inventory of Existing Needs for Neighborhood Centers in San Francisco was completed in November 1975, a draft master plan element for Neighborhood Centers has been substantially completed and work has started toward packaging neighborhood center proposals in five high-need neighborhoods, including Chinatown, Tenderloin, South of Market, Bernal Heights and THE OMI community.

4. Neighborhood Liaison

The City has been divided by the Department of City Planning into 20 areas, and in each area a Department staff member has been assigned as liaison to neighborhood organizations and citizens. Liaison planners, through contact with neighborhoods on a part-time basis, provide a communication link between the Department and neighborhoods. This is often accomplished through attendance at neighborhood meetings. The purpose of these contacts is to provide relevant information to neighborhoods on planning issues and programs and to keep the Department abreast of neighborhood concerns. An important additional role assigned to liaison planners was to provide liaison services for the Community Development program. Over 200 neighborhood meetings were attended by staff during the fiscal year.

5. Program Approach and Staffing

In order to meet the foregoing responsibilities, Neighborhood Planning staff have been functionally organized into two components, core planning staff and liaison planners. Core planning staff are principally responsible for carrying out the neighborhood planning, programming and implementation, while liaison planners maintain contact and provide information to neighborhoods.

The core planning staff consists of seven members:

Two Planning Coordinators
One Planner IV
One Planner III
Three Staff Assistant III

The liaison planning staff consists of fifteen planners who spend from ten to twenty percent of their time in this responsibility.

Number of persons assigned to Neighborhood Planning:

See above.

Output:

Candlestick-Shoreline Park - A Status Report February 1976

Summary Report - Inventory of Existing Needs for Neighborhood Centers in San Francisco November 1975

The Mission - Policies for Neighborhood Improvement January 1976

Newsletter for the Neighborhoods April 1976

Neighborhood Initiated Improvement Program Newsletter September 1975

Staff Response to the Mount Sutro Communities' Institutional Expansion Element June 1976

South of Market - Background and Issue Survey October 1975

Staff attendance at approximately 200 neighborhood meetings during which City programs and departmental planning efforts were explained and citizen response noted.

Approximately 2000 telephone contacts by Neighborhood Planners with Community Leaders and neighborhood organizations, informing them of pending city planning actions, development proposals and programs of community interest.

6. Neighborhood Bicentennial Celebration Program

Over two hundred entries into the competition were received. Many represent innovative cooperative efforts between neighborhoods and other organizations. The awards committee was formed and has developed an effective review procedure.

Number of persons assigned to Neighborhood Bicentennial Celebration Program:

Three persons - Planner V (Monitor) and two CETA positions assigned to Bicentennial Committee.

Output:

Neighborhood Involvement and cooperation

Neighborhood Events Resource Manual

ENVIRONMENTAL REVIEW:

Environmental review of all public and private projects, as required by the California Environmental Quality Act of 1970, is carried out by the Office of Environmental Review in the Department of City Planning and by the City Planning Commission, pursuant to authority vested in them by Chapter 31 of the San Francisco Administrative Code. Continued revision of environmental review procedures is required because of rapid evolution in interpretation and implementation of this new body of law. The Environmental Review Officer has commented on proposed revisions in the State Guidelines. The Secretary for Resources has reproduced, in the California EIR Monitor, the initial evaluation form developed by the Office of Environmental Review, as a procedural model for other jurisdictions.

The number of cases handled has increased each year since the inception of environmental review requirements. The 1975-76 fiscal year represents the first full year of environmental review of federally funded projects under the Community Development Block Grant application.

Major projects reviewed this year included a series of sewer projects as components of the Wastewater Master Plan and several high-rise office buildings. Among the latter was the Bank of America Data Center, which upon completion of Phase II, will be the largest building west of the Mississippi River.

The Office of Environmental Review also serves as a center of information about the environmental review process for other city agencies, the public and the business sector.

Number of persons assigned to Environmental Review:

One full time Environmental Review Officer
One part time Planner III and
Three Planner II's - a total expenditure of about 3.75 person years.

Output:

The number of cases handled by this section is tabulated in Appendix No. VI.

CODE ACTIVITIES:

Planning Code Administration

The City Planning Code (Zoning Ordinance) is also one of the tools used to achieve the objectives of the Comprehensive Plan. A number of responsibilities fall under this category as listed below:

Commission Cases. The Department staff provides support with respect to cases coming before the City Planning Commission. This includes investigation, preparation of case reports, field trips to the properties, presentation to the Commission, recommended action, and, when required, transmittal to the Board of Supervisors.

Number of persons assigned:

A Planner IV and two Planner II's were assigned part time to this function for a total of about 1.30 person years.

Output:

The number of cases handled by this team is tabulated in Appendix I.

Variances. The Zoning Administrator hears and decides requests for variances from the strict application of the Planning Code as it relates to specific individual properties. Determinations by the Zoning Administrator on variances and other zoning matters are appealable to the Board of Permit Appeals.

Number of persons assigned:

Sixty percent of a Planner III was assigned to this function with supervision by a Planner IV. Their time totaled about 0.9 person years.

Output:

This team processed a total of 91 variance applications.

Permit Processing. Building permit applications submitted to the City are reviewed to determine compliance with the Planning Code. Permits issued by the Police, Fire, Health and Social Services Departments are also referred to the Department for review.

Number of persons assigned:

A Planner IV part time and two Planner III's were assigned to permit processing for about 2.5 person years devoted to this work.

Output:

During the year a total of 4,134 permit applications were processed.

Violation Abatement. Complaints of possible violations of the Planning Code received from citizens, staff members and other City Agencies begin the code abatement process. Routine processing of building permit applications and permits to operate also disclose violations of the Planning Code. Failure to comply with conditions attached to Conditional Use Authorizations and denials of variance proposals are also included in the Enforcement Section work load.

Investigation of possible violations includes field reviews, City records research, meetings with owners/tenants/business operators/developers.

The average time spent on each routine case was approximately ten hours. Non-routine cases involving multiple violations of other City ordinances, matters before the Board of Permit Appeals, and action by the City Attorney required considerably more time.

Five hundred nineteen cases were unresolved at the beginning of the fiscal year. During the fiscal year 1975-76, 246 additional cases were received: One hundred six cases were closed during the year. However, of the 246 new cases only 12 received even preliminary investigation. Thus the time lapse between the registering of a complaint and definitive action by the Department was approximately one (1) year. The systematic code enforcement program, established by the City Attorney's office in 1975, has made the enforcement work of the Department more effective, although this program had required additional staff time to back up the City Attorney's efforts.

Number of persons assigned:

Two Planner I's were assigned to this function for the year with supervision by a Planner IV. The total expenditure of time was about 1.6 person years.

Output:

A total of 659 cases were unresolved at end of the year.

Nonconforming Use Program. Periodic surveys are conducted and records kept of nonconforming uses. Notices concerning the status of these properties are sent to owners every four years as provided in the Planning Code.

Number of persons assigned:

A Planner III was assigned almost full time to this effort monitoring about 1,500 nonconforming businesses and signs.

Since most of these nonconforming uses are scheduled to be terminated in 1980, only four years away, the planner assigned to this work also participated in that portion of the Residential Zoning Study evaluating whether current Planning Code termination and other restrictions applicable to nonconforming uses are appropriate in light of current needs of the City.

Code Interpretations. Situations not specifically described in the Code are determined by an interpretation of the Planning Code based on the language of the Code.

Number of persons assigned:

This function is assigned to the Zoning Administrator by the City Planning Code. It is estimated that only about .2 of a man year was spent specifically on this work although almost every conversation or letter applying the City Planning Code to a specific situation could be considered to be code interpretation.

Zoning Information Service. Planners supply the public with zoning information by maintaining an information counter at 100 Larkin Street and answering written requests for information.

Number of persons assigned:

About half of the zoning division staff members, 11 persons, took turns providing zoning information at the counter with one person assigned at all times. In addition, the Zoning Administrator received an average of about five written inquiries per day. It took the equivalent of about two person years to provide this service.

Output:

The work load at the zoning counter increased dramatically since the initiation of a new set of residential zoning controls on May 20, 1976, because until new zoning districts become law, the answer to each question involves providing information on both the existing and proposed zoning regulations.

Major Project Review. Designs of proposed major projects including buildings, amendments to redevelopment plans, and public and private housing proposals are analyzed and evaluated for the City Planning Commission.

Number of persons assigned:

Most of the time of three persons, a Planner III and two Planner II's was assigned to this function for a total commitment of about 2.5 person years.

Output:

Approximately 200 major projects were reviewed during the fiscal year.

Residential Zoning Study. In July 1974 the Department began a two-year Residential Zoning Study to recommend appropriate revisions to the residential districts and standards of the City Planning Code, including the Zoning Map. The work was divided into four six-month phases. The first phase resulted in the development of a set of objectives and policies for the study. The second phase involved consideration of alternative frameworks for regulation and outlining of the proposed number and types of residential districts, as summarized in a memorandum presented to the City Planning Commission on August 21, 1975.

The third phase resulted in the selection of a specific set of proposed zoning districts, as explained in a memorandum to the Commission on November 20, 1975.

The fourth stage of the Study involved the detailed development of standards and mapping; economic and design studies have been a part of this effort. The Department made its initial recommendations for changes to the Commission on May 20, 1976, at which time the Commission formally initiated the proposed zoning.

Public meetings will be held throughout the summer of 1976. After that time, the Commission will hold formal public hearings and, after adoption, send the proposals to the Board of Supervisors for their approval.

Number of persons assigned:

During the fiscal year, the staff working on this project included a Planner V working about 30% of his time. Four other persons, a Planner III and three Planner II's worked almost full time on this work item for a total of about 3.6 man years.

Output:

The product of this effort will be a new set of zoning regulations applicable in all residential areas of the City, a product many neighborhood groups, the City Planning Commission and its staff have felt is needed to fit the regulations more closely to the patterns of existing development while allowing flexibility for some growth and change.

FUTURE CONSIDERATIONS

We are carefully reassessing priorities among all department program items in anticipation of continued budgetary constraints. Certain work items may be curtailed while others may be terminated. To delete mandated tasks charter or administrative code amendments would be required. To modify commitments for externally funded programs (HUD, OCD, EDA) would require the approval of the sponsoring agencies. Given the critical importance of the Department's numerous activities to the orderly function of city government, the impact of its programs and actions on the daily social, economic and esthetic life of the city's residents and visitors and the key role it plays in the city's relationships with other municipalities, the state and federal governments, any reduction in the amount or quality of effort must be undertaken with great caution and with deep concern for the long term effect on both the general public interest and the environment of private enterprise.

We will establish evaluation criteria to guide our reappraisal effort. These criteria will be based on the following general considerations:

1. Charter or Administrative Code Mandate: The obligation to prepare, maintain and seek implementation of the Master Plan as a fundamental document of city policy is the basis for many activities presently undertaken by the Plans and Programs division. Implementation responsibilities which include zoning, environmental evaluation, permit processing and code enforcement constitute the primary elements of the other major department division. While a great deal of justification and judgment doubtless preceded the adoption of these mandates, current and forseeable budgetary constraints indicate a need to review these basic responsibilities.

2. Response to Mayor's office and Board of Supervisors Requests and the Needs of other City Agencies and Departments: Both these branches of government request Planning Department assistance in the form of technical advice, formulation of legislation and the execution of certain studies and programs. Before proposing to curtail these efforts which include many programs of the Office of Community Development, we would closely coordinate with the principals and staff involved.

In addition these specific concerns would be reflected in our evaluation:

- Level of public demand for department services and products.
- Degree of direct impact on the present and future physical quality of the city.
- Potential ability to relieve unmet or neglected community needs.

- Degree of direct impact on short and long range economic benefit to residents and local business enterprises.

- Enables city to qualify for and benefit from state and federal improvement and assistance programs.

- Positive impact on hitherto underutilized areas and resources.

- Major beneficial effect on preservation and enhancement of city's acknowledged existing physicial resources.

- Is pragmatic, workable and susceptible to being broadly understood by the public.

- Facilitates potential for staff professional development.

- Contributes to the maintenance of a city image which can serve as a general policy framework for planning decision and which allows for reasonable growth and change as conditions may warrant.

A major management objective under consideration is greater consolidation of planning and policy activities with those in zoning administration. This has been effected at the functional level for the housing and residential zoning study staffs. The two groups now are working together, duplication of effort is being eliminated and activities are being evaluated in terms of an organic conception of housing activity. While considerable interaction between planning and zoning staffs has always been true to a degree, the housing and residential zoning staff merger will serve as a model for other formal consolidation procedures it proves beneficial.

Cohesive staff activity remains weakened because of physical separation into two buildings. Differences are unnecessarily accentuated; alienation and unproductive competition and general morale problems have been observed. The separation symbolizes a level of fragmentation which is inimical to high standards of professional service. We will continue to work to solve this problem.

In the context of fiscal constraints and external problems beyond the Department's control, to consider new activities and goals is somewhat frustrating. However as a corollary to our reappraisal of the existing program of activities, we would expect to identify significant deficiencies in the program, and make recommendations for new efforts which seem justified. The improvement of staff capability and strengthening of its compensation and professional development opportunities through various means is no less a critical future concern than the work it performs.

Without basic supports and adequate developmental benefits sufficient to its staff needs a Department of Planning equal to San Francisco's standards of quality cannot exist. Such then is our major departmental issue for the coming year.

OTHER:

Master Plan Referrals

The Master Plan referral is a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the Department of City Planning to determine whether such action is in conformity with the Master Plan. The Department then forwards its recommendation to the initiating agency and the Board of Supervisors for their consideration before final action on the proposal.

Subdivisions and condominium subdivisions are also reviewed by the City Planning Commission for consistency with the Master Plan, under the Charter and the Subdivision Code. The City Advisory Agency (Director of Public Works), in acting on subdivisions, must disapprove any subdivision found by the City Planning Commission to be not consistent with the Master Plan, and must impose any conditions established by the Commission for the approval of a subdivision.

Number of persons assigned to Master Plan Referrals:

Half time of a Planner III for the full year, a .5 person year equivalent.

Output:

The number of cases reviewed is tabulated at Appendix IV.

Landmarks

The Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepares case reports and provides other staff support to that Board and to the Planning Commission, as provided in Article 10 of the Planning Code. As of September 1, 1975, the staff was reduced from two persons to one and one-half.

Number of persons assigned to Landmarks function:

See above.

Output:

See Appendix V

STATISTICAL SUMMARY

	1975-76	1974-75	1973-74
City Planning Commission			
Regular and Special Meetings	55	45	54
Planning Code Cases			
Zone Changes	21	18	15
Conditional Uses	54	54	80
Setbacks	0	0	0
Text Amendments	2	1	2
Master Plan Referrals (including subdivisions)	85	103	98
Zoning Administration			
Variances	91	73	48
Building Applications	4,134	4,051	7,728
Sign Applications	811	1,008	1,698
Miscellaneous Permits	1,616	1,485	1,141
Enforcement Cases	619	519	397
Environmental Review			
Initial Evaluations	492	406	336
Categorical Exemptions Issued			
Under California Law	79	47	*
Under Federal Law	19	17	*
Negative Declarations Issued			
Under California Law	333	258	*
Under Federal Law	33	26	*
Environmental Impact Reports and/or Statements Certified as Complete	13	12	14
Landmarks Board Cases	6	13	13

*Breakdowns not prepared.

SIGNIFICANT RESOLUTIONS ADOPTED BY CITY PLANNING COMMISSION

July 1, 1975 through June 30, 1976

Date	Subject	Resolution Number
7/3/75	Certification of Environmental Impact Report and approval of 83 unit Subdivision on Golden Gate Heights	7349 & 7351
7/24/75	Authorizing Director to enter into a contract agreement with the Mission Planning Council for Studies of the Inner Mission Area	7352
8/7/75	Approving Conditional Use Application for California School of Professional Psychology on Brotherhood Way in an R-1-D District	7360
8/7/75	Discretionary Review and Approval with Conditions of classroom Building on Whittier Street	7361
8/28/75	Discretionary Review and Approval with Conditions of 18 unit apartment buildings at 4050 - 17th Street	7366
8/28/75	Certification Environmental Impact Report and approval with Conditions of Bank of America Data Center at 11th and Market Streets	7367 & 7368
9/11/75	Certification of Environmental Impact Report for Performing Arts Center	7374
9/18/75	Approval in Part of Application for rezoning of Outer Sunset District from R-4 and R-3 to R-2	7375
10/2/75	Reclassification of Property on North side of Pacific Avenue Between Baker & Broderick Streets from R-4 to R-1	7385
10/23/75	Discretionary Review and Disapproval of a Drive-In Restaurant (Doggie Diner) at Northwest Corner of 19th Avenue & Irving Street	7391
10/30/75	On Retirement of Ruth Jaffe	7393
11/13/75	Discretionary Review & Disapproval of 2-family dwelling at #2 McCormick Street	7402
11/20/75	Adopting Policy of Discretionary Review of new or altered buildings on commercial properties on Market Street west of the Central Freeway Overpass	7405

Date	Subject	Resolution Number
12/4/75	Certification of Environmental Impact Report for 1976 Community Development Block Grant Application	7407
12/11/75	Adoption of Revisions to Residence Element of the Master Plan	7417
12/16/75	Adoption of Revisions to Recreation & Open Space Element of the Master Plan	7419
12/18/75	Endorsing Guidelines for Bank and Savings Loan Branch Office	7422
12/18/75	Certification of Environmental Impact Report's for Northshore Outfall and Southwest Outfall for Wastewater Master Plan	7426 & 7427
1/7/76	On Resignation of Dean L. Macris from position of Director of Planning	7428
1/7/76	Authorizing Director to enter into a contract agreement with the Foundation for San Francisco's Architectural Heritage for the Purpose of Administering a Preservation Loan Program	7429
1/7/76	Granting Conditional Use Authorization for renovation of St. Joseph's Hospital	7432
1/7/76	Disapproval of Request for Reclassification of Property on Vulcan Stairway from R-2 to R-1	7433
2/17/76	Endorsing Policies for Neighborhood Improvement in the Mission District	7447
2/26/76	Discretionary Review and Approval with Conditions of San Francisco Firemen Credit Union Building at Northeast Corner of Market & Castro Streets	7451
2/26/76	Approval with Conditions of 51 lot Subdivision in block Bounded by Brunswick, Guttenberg, Hanover and Lowell Streets	7452
2/26/76	Approval with Conditions of 10 lot Subdivision at Sawyer & Hahn Streets & Leland Avenue	7453
3/4/76	Authorizing Director to enter into contract agreement with Booz, Allen & Hamilton for Housing Rehabilitation Financing Study	7454
3/18/76	Discretionary Review and disapproval of Proposed conversion of two Unit Building at 316-18 Laurel Street to psychiatrists offices	7463

Date	Subject	Resolution Number
3/18/76	Approval with Conditions of 87 unit Subdivision for block bounded by Carolina, 19th, Wisconsin and 20th Streets	7465
3/18/76	Approval with Conditions of 23 lot subdivision on Folsom & Banks Streets South of Crescent Streets	7466
3/18/76	Reconsidering amended Draft Ordinance Relating to Institutional Master Plans	7468
4/1/76	Discretionary Review & Disapproval of a three floor commercial building without parking at 3496 Sacramento Street	7470
4/1/76	Disapproval of Conditional Use application for use of residential property at 1990 California Street as a Private Dining Club	7472
4/8/76	Discretionary Review and disapproval for two single-family houses at 65 & 71 Belgrave Avenue	7476
4/15/76	Approval with conditions of 6 lot subdivision at Third & Lucy Streets	7480
4/22/76	Certification of Environmental Impact Report for St. Francis Hospital Expansion	7483
4/29/76	Authorizing Director to enter contract agreement with Williams, Kuebelbeck & Associates, Inc. to provide Economic Development assistance to Northern Waterfront Planning	7484
4/29/76	Authorizing Director to enter contract agreement with Gruen Gruen & Associates to provide Economic Development assistance to the Residential Zoning Study	7485
4/29/76	Granting Conditional use authorization for expansion of St. Francis Hospital	7488
5/6/76	Discretionary Review & approval with conditions of a new Glendale Federal Savings Building at the Southeast corner of Junipero Serra Boulevard and Ocean Avenue	7492
5/13/76	Certification of Environmental Impact Report for Channel Outfalls Consolidation, San Francisco Wastewater Management Master Plan	7495

Date	Subject	Resolution Number
5/13/76	Recommending Enactment of Ordinance for the Protection of Trees	7497
5/20/76	Establishing a Northern Waterfront Planning Advisory Committee	7498
5/20/76	Initiating Reclassification of all or portions of the Residential Areas of San Francisco	7499
6/3/76	Discretionary Review and approval with conditions for conversion of an automobile garage at 3185 Washington Street in a residential district for use by a private school	7503
6/10/76	Endorsing Policies to Guide the Development of a Regional Transit Terminal at the Site of Transbay Terminal	7508
6/10/76	Discretionary Review and approval with conditions of two 20-unit apartment buildings at 370 & 374 Monterey Boulevard	7509
6/17/76	Authorizing Director to enter contract agreement with John M. Sanger for technical & professional services in connection with Department's work for Mayor's Select Committee on Yerba Buena Center	7511
6/17/76	Approving Conflict of Interest Code for City Planning Commission and Department of City Planning	7512
6/24/76	Amending Recreation & Open Space Element of the Master Plan	7514

APPENDICES

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

APPENDIX I

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amend-ment	Condi-tional Use	Text Amend-ment	Setback Change
Action by Planning Commission					
Applications filed for hearing during period /1	77	21	54	2	0
Applications pending at beginning of period	13	4	9	1	0
Approved	34	4	28	2	0
Approved in part; remainder denied or withdrawn	1	1	0	0	0
Disapproved	12	4	8	0	0
Withdrawn, or no action by Commission required	6	0	6	0	0
Pending at end of period	28	16	12	1	0
Action by Board of Supervisors on Approved Applications /2					
Pending at beginning of period	0	0	-	2	0
Approved /3	6	4	-	1	0
Failed of approval	0	0	-	0	0
Pending at end of period	0	0	-	3	0
Applications Appealed to Board of Supervisors /4	2	1	1	-	0
Pending at beginning of period	0	0	0	-	0
Planning Commission action sustained	1	0	1	-	0
Planning Commission action overruled	1	1	0	-	0
Pending at end of period	0	0	0	-	0

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes.

APPENDIX II

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

ENFORCEMENT CASES

	Pending at Beginning of Period	Opened	Closed	Pending at End of Period
TOTALS	519	246	106	659

APPENDIX III

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

Summary of Actions

BY THE BOARD OF PERMIT APPEALS

A. Appeals/Protests from Administrative Decision on Permit Applications under City Planning Code.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
3	34	23	8	5	1

B. Appeals/Protests from Variance Decisions of the Zoning Administrator.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	17	9	6	2	0

C. Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
0	6	0	6	0	0

D. Appeals/Protests from an Order, Requirement, Decision or Determination by the Zoning Administrator other than a Permit or a Variance.

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
1	17	10	6	2	0

TOTALS:

Pending at Beginning of Period	Filed	Overruled	Sustained	Withdrawn	Pending at End of Period
4	74	42	26	9	1

APPENDIX IV

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS

	TOTALS	Condominium Subdivision	Other Subdivisions	Other Referrals
Pending at Beginning of Period	34	2	4	28
Filed	69	10	15	44
City Planning Commission Action	60	11	16	33
In Conformity	(57)	(11)	(16)	(30)
Does Not Affect	(2)	-	-	(2)
Not In Conformity	(1)	-	-	(1)
Administrative Action	25	1	1	23
Does Not Affect	(15)	-	-	(15)
Withdrawn	(10)	(1)	(1)	(8)
Pending at End of Period	18	0	2	16

APPENDIX V

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

LANDMARKS

Certificates of Appropriateness Approved by Landmarks Board	Landmarks Considered by Landmarks Board	Approved by Landmarks Board	Approved by City Planning Commission	Approved by Board of Supervisors
14	7	6	6	7

Landmarks Officially Designated by the Board of Supervisors

Landmark No.	Name	Location	Assessor's Block/Lot	Effective Date
75	California Historical Society	2090 Jackson Street, at Laguna Street	591/7	11/8/75
76	Mills Building and Tower	220 Bush Street and 220 Montgomery Street	268/6, 7 & 8	11/8/75
77	Samuel's Clock	Sidewalk area in front of 856 Market Street near Powell Street	-----	12/7/75
78	Sunnyside Conservatory	234 Monterey Boulevard near Baden Street	6770/ptn. 50	12/7/75
79	Miller-Joost House	3224 Market Street, at 19th Street	2704/40	12/7/75
80	Alfred E. Clarke Mansion	250 Douglass Street	2700/1	12/7/75
81	Bush Street Temple	1881 Bush Street	674/13	4/18/76

APPENDIX VI

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

ENVIRONMENTAL REVIEW PROCESS

		Number of Projects		
		1975-76	1974-75	1973-74
I.	INITIAL EVALUATIONS OF PROJECTS			
	A. Under Review at Beginning of Period	36	21	19
	B. Received for Review	492 (56)*	406	336
	C. Evaluation Determined Not to be Required	79 (19)*	64	9
	D. Negative Declarations Filed	333 (33)*	284	280
	1. Appealed to Commission	1	9	7
	E. EIR Determined to be Required	21 (2)*	24	30
	1. Percent of cases in which EIR was determined to be required**	5%	6%	9%
	2. Cases appealed to Commission	1	3	8
	F. Under Review at End of Period	40	36	21
II.	ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED			
	A. Reports in Process at Beginning of Period	12	12	5
	B. Draft Reports Completed and Hearings Scheduled	16	3	10
	C. Final Reports Certified Complete	11	12	14
	D. Reports in Process at End of Period	23	12	12

*Numbers in parentheses represent the number out of the total number which were reviewed pursuant to Federal requirements.

**During Fiscal 1975-76 and 1974-75, Case Numbers were assigned to requests for comments received from other jurisdictions. Such cases numbered 30 each year and are not reflected in the base used to compute the percent of cases in which EIR was determined to be required.

APPENDIX VII

1975-76 ANNUAL REPORT

San Francisco Department of City Planning

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

		Budget	Transfers and Supplemental Appropriations	Encumbrances or Expenditures
5.119.110.000	(Permanent Salaries)	1,005,671	-425	$ 935,315
5.119.120.000	(Temporary Salaries)	22,987		18,013
5.119.140.000	(Commissioners' Fees)	3,400	+425	3,645
5.119.200.000	(Contractual Services)	61,700	-4,615	56,908
5.119.203.000	(Use of Employees Cars)	160		160
5.119.216.000	(Repair of Autos)	975	+575	1,275
5.119.300.000	(Materials & Supplies)	9,650	+4,725	14,333
5.119.400.000	(Equipment)	Ø		Ø
5.119.800.000	(Membership Dues)	700	+15	715
5.119.863.000	(Fringe Benefits)	240,826		227,236
5.119.880.000	(Rents - Real Property)	30,600	+543	31,143
5.119.900.000	(Services of Real Estate Department)	500	-200	277
5.123.992.119	(Services of EDP Bureau)	6,660		5,115
	Total	1,383,829	+1,043	$1,294,135

Environmental Impact Reports
Certified by City Planning Commission

Date of Certification	Subject
7/31/75	Residential Building, 17th Street
8/21/75	Residential Buildings, Tenth Avenue
8/28/75	Bank of America Data Center, Market Street between 10th and 11th Streets
9/11/75	Performing Arts Center
9/25/75	Office Building - Bechtel Tower
12/4/75	Second Year Community Development Block Grant Application
12/18/75	North Shore Outfall Consolidation
12/18/75	Ocean Outfall
12/18/75	Office Building, Southeast corner Market and Second Streets
4/22/76	St. Francis Hospital Addition
4/29/76	Richmond/Sunset Treatment Plant
5/6/76	Islais Creek Outfall Consolidation
5/13/76	Channel Outfall Consolidation

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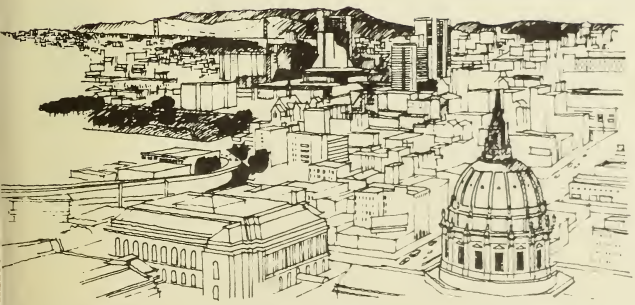
1976 1977 ANNUAL REPORT



San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

GEORGE R. MOSCONE, MAYOR

City Planning Commission

Toby Rosenblatt, President

Ina F. Dearman, Vice-President

Susan J. Bierman

Yoshio Nakashima

Charles Starbuck, III

Roger Boas, Chief Administrative Officer
Alternate: Virgil L. Elliott

John Wentz, General Manager of Public Utilities
Alternate: George Carey

Department of City Planning

Rai Y. Okamoto, Director of Planning

R. Spencer Steele, Assistant Director - Implementation

George R. Williams, Assistant Director - Plans and Programs

Lynn E. Pio, Administrative Secretary

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	38	Earthquake Planning
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		APPENDIX

ANNUAL REPORT 1976 1977

San Francisco Department of City Planning

100 Larkin Street
San Francisco, California 94102
558-4656

SAN FRANCISCO DEPARTMENT OF CITY PLANNING 100 LARKIN STREET SAN FRANCISCO CALIFORNIA 94102

October 1, 1977

The Honorable George R. Moscone, Mayor
City and County of San Francisco
City Hall
San Francisco, California

Dear Mayor Moscone:

The City Planning Commission is pleased to forward the Department's Annual Report for fiscal year 1976-77.

The report documents the accomplishments of the Department and the Commission during the year in fulfilling our Charter-mandated duties and our planning responsibilities for the betterment of the City.

Toward that end, approval was given, after careful scrutiny, to a number of major commercial projects such as North Point Pier, Candlestick Cove, and the initial parts of Yerba Buena. In addition, work progressed on the Commerce and Industry element of the Comprehensive Plan which addresses the needs of the retail, business, and industrial sectors of the community.

As well, careful review and planning was applied to a broad segment of residential and neighborhood projects which will enhance and protect the quality of life in those sectors. Major neighborhood efforts have been moving forward as work continues on the Residential Zoning Study, institutional expansion issues, and housing rehabilitation programs.

The Commission and the Department are ever mindful of the need for proper balance among San Francisco's physical, economic, and social needs. With this consciousness, we have endeavored to provide an open and thorough public forum for review and participation on both specific projects and broader planning issues. While this may seem ponderous or frustrating to some, it is our conviction that this approach is the most responsive in meeting the desires of people in our City; and, therefore, provides in the long run for the best in planning, preservation, and development.

During the year, the Commission experienced the retirement of its valued members, Thomas J. Mellon, James J. Finn, and former Commission President, Gordon Lau. We will miss their wise counsel. At the same time, we welcome their successors.

For the coming year, we express appreciation for continued support and guidance from your Office and from all the people of San Francisco.

Very truly yours,

Toby Rosenblatt

Toby Rosenblatt, President
City Planning Commission

introduction

Rai Y. Okamoto
Director of Planning

Fiscal year 1976-77 proved to be another year of change for the Department of City Planning. Modest increases in staff were granted, thus enabling the Department to improve the management of its diverse funding sources and to better meet Department obligations. In addition, the retirement of dedicated senior staff member Edward I. Murphy, Assistant Director, after 34 years of service, left vacant an important managerial post which the Department will attempt to fill during the 1977-78 fiscal year.

The Department was also able, during fiscal year 1976-77, to resolve some of the long standing constraints on staff mobility by the appointment of some highly experienced temporary employees to permanent status. After many months of effort, an Affirmative Action Plan was developed for implementation. The Commission and Department, in the coming year, are committed to carrying out the many policies and objectives of the Plan.

In addition, the Department began last year and will further their reorganizing efforts this next year by realigning staff to better accommodate the newly created neighborhood boundaries, a result of the electorate's confirmation of district election of its legislative representatives.

With the increase of regional planning and intragovernmental activities, which will have major impacts on San Francisco's environment, there will be demands for additional staff effort by this Department. Therefore, while maintaining existing Comprehensive Plan and Planning Code responsibilities, the staff's future focus will be oriented towards smaller scale projects and neighborhood studies and to regional and interjurisdictional issues.

Though this Department, as others, shares the continuing fiscal constraints experienced by city government, we feel that the scope of opportunity for improved service to the citizens of San Francisco is increasing and we look forward, optimistically, to the coming fiscal year.

the planning process

The Department of City Planning is responsible for many activities. Some are mandated by the Charter, some by State law, and others by local ordinances or administrative arrangements. In order to make clear the functions of the Department, a review of the planning process is given below:

I. Information Base

II. Policy Development

III. Improvement Planning

IV. Programming

V. Neighborhood Planning

VI. Project Implementation

I. Information Base. Planning relies on good information. Policy is established on the basis of known or assumed conditions and projections of future conditions. Improvement plans, programming and reviews of projects also rely upon an existing base of information or on special surveys.

II. Policy Development. Development of the policy basis of planning is established by the Charter as the function of the Department and the City Planning Commission. The principal vehicle for this is the Master Plan, often called the Comprehensive Plan of the City. The Commission has now adopted most of the major elements that make up a totally revised Comprehensive Plan, and certain additional elements will follow. The Comprehensive Plan will never really be completed, because new conditions require additions and refinements as time goes on.

III. Improvement Planning. Once a policy basis is established, the Department proceeds to outline the types of improvements, physical and otherwise, that should follow from these policies. Often the citywide description of improvements is included in the Comprehensive Plan.

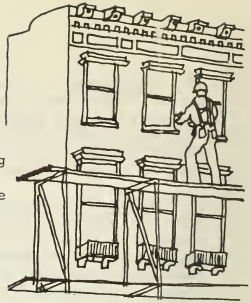
IV. Programming. Following the policy stage and often accompanying or succeeding the improvement planning stage is the key step of determining whether, when and how plans and improvements may be carried out. This stage in the process of planning involves the setting of priorities, scheduling, determining means of implementation and allocating funding sources. This includes the annual program for capital improvements and Community Development programming.

V. Neighborhood Planning. Liaison throughout the city, concurrently with city-wide improvement planning, or later in more detail, is essential in refining plans for area or neighborhood improvements. This occurs on a district, neighborhood or sub-neighborhood level. In order to provide for sufficient coverage of San Francisco's area needs, the city has been divided into sub-areas. Each sub-area has a planner assigned to it, thus providing a definite communication link.

VI. Project Implementation. At this final stage in the process, the Department engages in many aspects of review. Conformity of projects with the Comprehensive Plan and City Planning Code is reviewed here. Individual cases are brought before the City Planning Commission for hearing and action. In addition, the Department considers environmental questions as mandated by the California Environmental Quality Act.

The perennial criticism of government is that there is a lack of communication among departments and among agencies. Planning approaches urban problems with an integrated view and seeks to strenghten communication within government.

housing



Housing Rehabilitation Finance Study

The consultant study on Rehabilitation Financing was conducted during 1976-1977, coming to a close in April, 1977 with the submission of a comprehensive 300-page report. Public meetings were held to give interested persons a chance to discuss the consultant's recommendations. Subsequently, a report entitled "Staff Comments on the 'Comprehensive Housing Rehabilitation Strategy'" was prepared by Department staff from the Housing Section, and the report was presented to the City Planning Commission in May. It summarized the consultants' recommendations and indicated the types of actions the City should take in implementing those recommendations. At its meeting of June 16, 1977, the City Planning Commission endorsed the "Staff Comments" report.

Subsequent to that meeting, efforts were begun to implement various of the consultants' recommendations. These include developing a program of Pre-Sale Housing Inspections, which is being done with the participation of private lending institutions and representatives from the real estate industry. Work on this program will continue during 1977-1978.

An amendment to the Rent Stabilization Guidelines of the Rehabilitation Assistance Program was drafted and circulated to other operating agencies for their review. The draft will be revised and transmitted to the Citizens Advisory Committee (CAC) of the Inner Richmond and Upper Ashbury RAP areas for their review.

Other programs being researched for implementation include: use of the Marks-Foran Rehabilitation Bond program on a citywide basis in conjunction with the City's Systematic Code Enforcement Program, and the development of a voluntary rehabilitation counseling and financing program.

Additionally, staff from the Department are working with other city agencies and the Mayor's Office to develop a centralized Office of Housing Finance where matters pertaining to housing finance generally can be handled more directly and effectively than at the present time.

Rehabilitation Feasibility Studies

In November 1976, the Board of Supervisors adopted a resolution requesting the Director of Planning to initiate studies and procedures pursuant to Section 32.41 of the San Francisco Administrative Code relative to the possibility of designating the Tenderloin and Hayes Valley as Residential Rehabilitation Areas. The studies gather and analyze information on the number of housing units in violation of the Housing Code, the need for financial assistance to stop housing deterioration, the economical feasibility of financing residential rehabilitation in the area, the potential impact of residential rehabilitation on rents, demolition, and displacement of tenants, and the impact of neighborhood public improvements which would assist in the preservation and improvement of the social, ethnic, and economic integration of the area. Upon completion of the studies, the Director of Planning submits the Department's recommendations to the Chief Administrative Officer on the designation of the study areas for

RAP. The study of the North of Market (Tenderloin) area was initiated in early 1977. After a three month intensive study of the area and interviews with building owners, residents, and community organizations, the Director of Planning conducted two public meetings in April of 1977 to review the preliminary study findings and to discuss the suitability and impacts of RAP for the area. Approximately 200 people attended the first meeting; 130 attended the second. Following the public meetings, further data was gathered and analyzed. Representatives of other public agencies, such as the Bureau of Buildings Inspection and the Mayor's Office of Community Development (OCD), participated in the analysis of the findings. Additional meetings with concerned individuals and organizations were held to discuss the programs. At the end of this fiscal year, the staff was preparing the letter of recommendation for the Director of Planning and developing specific recommendations to increase the effectiveness and reduce the negative impacts of instituting a RAP program in the North of Market area.

Similar intensive studies were initiated in the Hayes Valley-Western Addition study area in Februarv 1977. The Director held a public meeting in June. There was overall indication of support for a rehabilitation program in the area although concerns were raised about the impact the program would have on rents in the area. Following the public meeting, staff continued to gather more information for discussion at a second public meeting.

The study of a residential rehabilitation program in the Bayview North area was continued from the last fiscal year. During the year, the tentative Bayview North CAC has met on a monthly basis when necessary to participate in the development of a program strategy for the project area. In March, 1977, a workshop was conducted in the area. The purpose of the workshop was to present a comprehensive information program to all concerned residents and owners in the area about a rehabilitation renewal program. Approximately 70 citizens attended the workshops. On May 21, the Director of Planning held a public meeting on RAP. Approximately 30 persons attended the meeting.

Due to renewed community interest in the Rehabilitation Assistance Program, a rehabilitation feasibility study was initiated in the Chinatown-North Beach area in early June. The study will evaluate the suitability of RAP and explore alternative rehabilitation programs for the area.

Rehabilitation Program Support/Public Improvements

Public Improvement Plans were developed for the Inner Richmond and Upper Ashbury RAP area in 1974-75. The programs became operative in November, 1976 and April, 1977, respectively. As funding became available the first public improvements entered the detailed planning and/or design stage.

Arrangements for RAP to contribute to the enrichment of playgrounds at the elementary schools have been initiated with the San Francisco Unified School District for McCoppin School in the Inner Richmond. Similar arrangements will be followed for two schoolyards in the Upper Ashbury. Department staff is working with the District, its architects, the Bureau of Engineering, the RAP Citizens Advisory Committee and interested community groups (in this case parents' groups) in coordinating the design of the improvements.

All improvements in the plan will require much coordination activity. Some improvements will actually be designed by Department staff working with the Bureau of Engineering, while others will involve hiring consulting architects and landscape architects.

Because the Richmond District traffic barriers project proved to be unpopular, the improvement plan for that district is in the process of being revised. A series of community meetings was held in March, 1977 to elicit suggestions from residents. A new plan will be completed near the end of this year.

Housing Strategy and Programs Report

Following the adoption of the revised Residence Element of the Comprehensive Plan in late 1975, the 1973 Housing Strategy and Program Report was revised. A preliminary draft of the revised Program was prepared and circulated to other operating agencies for review and comment. A final draft is being prepared and will be due for public review in the fall of 1977.

Staff Assistance to OCD

The housing staff continued to assist the Mayor's Office of Community Development in the preparation of applications for Federal and State program funds, the implementation of community development funded housing programs, and the review of publicly assisted housing proposals.

Specifically, the housing staff assisted OCD in the passage of Proposition K in November 1976, which allows State public bodies to lend money to developers for the construction of subsidized housing. In addition, staff assisted OCD in the preparation of the 1978 Housing Assistance Plan, an application to HUD for an allotment of Sec. 8 Housing Assistance Payments for substantial rehabilitation under the Special Procedures for Neighborhood Renewal Strategy Areas Programs, and an application to the CHFA for the Neighborhood Preservation Program in the Ingleside neighborhood.

The housing staff also worked with OCD, other local agencies and community groups in the implementation of housing site acquisition programs. Community Development funds had been set aside for the acquisition of housing sites for lower income housing in the Chinatown ($1.5 million) and the South of Market ($300,000) areas. A one-parcel redevelopment survey area was designated in Chinatown by the Board of Supervisors in September, 1976. After a preliminary survey by the Redevelopment Agency and further discussions with the Department's housing staff and the Chinatown community, a relatively larger survey area was proposed in the Chinatown Core area to allow for renewal and rehabilitation activities. The new Chinatown Redevelopment Project II survey area was subsequently proposed and designated by the Board of Supervisors in June, 1977. Survey work was then initiated by the S.F. Redevelopment Agency in cooperation with the Department's housing staff. In addition, the housing staff also worked with the S.F. Housing Authority and the Chinatown community to pursue the acquisition of a site outside the Chinatown Core area for development by the Housing Authority.

In the South of Market area, staff conducted a study of potential housing sites and reviewed the sites with the area's residents.

Historic Preservation Loan Program

The 1975 Community Development Program allocated $200,000 for a Historic Preservation Loan Program. The Department, in the interim, has been working with community groups and agencies to develop the program. The program as designed will make or guarantee loans for facade restoration on those buildings which have architectural merit or community significance. The program is primarily for those low and moderate income homeowners who cannot get loans for preservation work elsewhere.

The program, to be administered by the Foundation for San Francisco's Architectural Heritage, was revised in April, 1977, and the contract completed and signed by the Mayor in June of 1977. The Department has recommended to the Mayor's Office nominees for membership to the Loan Program Committee. Heritage expects to begin processing loan applications in early 1978.

Housing Review

The housing staff also assisted OCD in the review of housing proposals for HUD's Sec. 202 and Sec. 8 funds. The proposals were reviewed for their conformity with the Housing Assistance Plan, and more specifically with the Planning Code, Comprehensive Plan Elements, design guidelines, and the proposals' adequacy in providing basic services and amenities for potential residents.

Federal & State Housing Program Implementation

Another area of activity of the housing staff has been to review proposed program guidelines, regulations, legislation and plans by State and Regional agencies. Specifically, staff reviewed the Association of Bay Area Governments (ABAG's) Regional Housing Subsidy Distribution System and prepared a resolution for the Board of Supervisors' endorsement of the System, reviewed ABAG's draft report on the San Francisco Bay Area Housing Profiles 1970-76, and reviewed the Housing Element of the Regional Plan. At the State level, staff has reviewed and submitted comments on the various drafts of the Statewide Housing Plan, proposed regulations for the State Neighborhood Preservation Program and Mortgage Assistance Program, submitted letters of support to the State Legislature on proposed legislation affecting San Francisco in its housing program implementation; and met with staff of State legislators and State agencies to discuss the means to facilitate the use of State programs in the city.

Housing staff also assisted private entities in housing program implementation. One of these entities is the Housing Conservation Institute (HCI) of the San Francisco Development Fund. The Institute continued to operate its voluntary home rehabilitation program in the Westwood Park neighborhood. In December, 1976, it began offering its services of rehabilitation counseling, contract supervision, and financial assistance in the Sunnyside neighborhood. Plans were also made to designate an area in the Ingleside neighborhood, south of Ocean Avenue, as a Mortgage Assistance Area under the California Housing Finance Agency's (CHFA) Neighborhood Preservation Program. The application for area designation was submitted to the CHFA in July, 1977, and designation should be accomplished by October, 1977. Once approved, this program will make available below-market rate rehabilitation and mortgage financing which will accompany the HCI counseling services, thus making the program more feasible in lower income areas.

Staff also assisted the Bayview Hunters Point Non-Profit Community Development Corporation in designing a voluntary rehabilitation loan program for blocks on Oakdale Ave. between Rankin and Third Streets. The program should be ready for implementation in January, 1978.

Housing Opportunity Sites

An evaluation of large Non-Conforming Use (NCU) sites, 6000 square feet and larger, was conducted. Criteria were developed to aid in the evaluation of the suitability of these sites for housing. Recommendations were tabulated so that one could see at a glance which sites would be suitable for housing, which should remain in their present use, and which might be changed in use. In many cases, further community input was indicated to determine the final recommendation.

The housing staff will work with OCD to promote development of subsidized housing on these sites. Meanwhile, housing staff worked in cooperation with the Project Review Section to evaluate the housing-related impacts and the housing development potential of major projects such as the reuse of the Harkness Hospital site, the Hastings Law School Expansion Project and the conversion of the Empire Hotel, the Wisconsin Street Housing Site and the Levi Square Project.

Housing: Program Evaluation and Monitoring

During the year, housing staff initiated an evaluation of the FACE Program in the Alamo Square, Duboce Triangle and West Bernal Heights FACE areas.

The study covered program progress, rehabilitation costs and financing, tenant dislocation, home ownership, neighborhood appearance, property assessment and real estate sales activity. Time limitations prevented the Department from conducting a rent survey or property owner opinion poll, both of which are necessary if a comprehensive evaluation of the program is to occur.

Aspects of these studies will be conducted and incorporated in an enlarged report on the entire FACE program.

In cooperation with the Information Systems Section of the Department, housing information reports on the changes in the housing inventory, rents, and sale prices were prepared. (See Information Systems Section of this report for further explanation)

Upper Ashbury RAP EIR/S

The EIR/S for the Upper Ashbury RAP was drafted during the spring and summer of 1976. Public hearings on the report were held in September and October, 1976, and a Final EIR/S was certified by the City Planning Commission on December 2, 1976. In March, 1977, the request for release of funds was submitted to HUD to begin implementing the program. This request was granted on April 4, 1977, and actual program activities began shortly thereafter.

The Housing Section staff consists of one Planning Coordinator paid through CDBG funds, two Planner III's (ad valorem and FACE/RAP), one Planner IV (ad valorem) and one CETA person.

Output for Housing Section 1976-77 - Reports and Memos

Residence: Strategy and Programs - Preliminary Draft, December, 1977

Staff comments on the "Comprehensive Housing Rehabilitation Strategy Report" submitted by Booz, Allen & Hamilton Inc., consultants to the Department of City Planning - A Draft for Public Review, May, 1977

"Pre-Designation Study of a Rehabilitation Assistance Program (RAP) for the North of Market (Tenderloin)", April 2, 1977

"Pre-Designation Study of a Rehabilitation Assistance Program (RAP) for the Hayes Valley-Western Addition", June 11, 1977

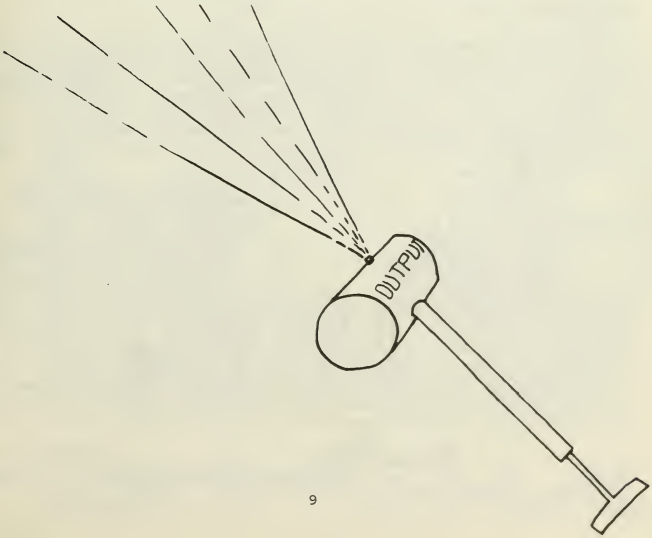
Revised Feasibility Study on Bayview North Residential Rehabilitation Project, May, 1977

"Application for the Designation of Ingleside as a Mortgage Assistance Area under the California Housing Finance Agency's Neighborhood Preservation Program", July, 1977

Housing Assistance Plan 1978 - Preliminary and Final Drafts

"Proposed Amendment to the Rent Stabilization Guidelines of the Rehabilitation Assistance Program", June, 1977

"Pre-Sale Inspection Program" Background and Issues Paper, July, 1977



urban design

Citywide Architectural Inventory

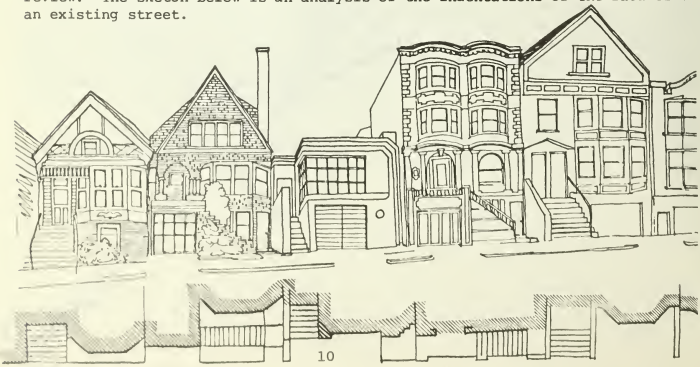
A citywide inventory of architecturally important buildings, begun in 1974, has been completed and the findings reviewed by a distinguished advisory committee. The 10,000 selections were rated on a six-point scale and identified by style. Both rating and style were mapped and then indexed by street address and block and lot number for ease of reference. The 60-volume inventory file is a resource for use by the Landmarks Board and by Department staff in preparing environmental evaluations, Design Guidelines for the Rehabilitation Assistance Program (RAP) and neighborhood plans. It is an essential data base for the preparation of a comprehensive Conservation Plan. Eventual publication of the inventory will foster public awareness of San Francisco's architectural heritage.

Parapet Task Force

The Parapet Task Force was created as a public and private effort to prevent the removal of architecturally worthy parapets and cornices which ornament significant buildings in the city and yet might be considered hazardous if there were an earthquake. The Department is assisting the Task Force by identifying and mapping the location of these buildings with meritorious features that should be conserved. The architectural inventory is a major resource for this work.

Design Guidelines

Fitting new buildings into the city fabric without damaging the often fragile and irreplaceable character of these neighborhoods has been a serious problem. The preparation of guidelines which identify critical design issues and point out ways to avoid the addition of incompatible buildings and building elements will assist the Department in protecting these neighborhoods. The guidelines will be employed in public education efforts and by staff in design review. The sketch below is an analysis of the indentations of the facades on an existing street.

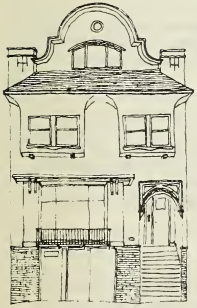


RICHMOND REMODELING GUIDE

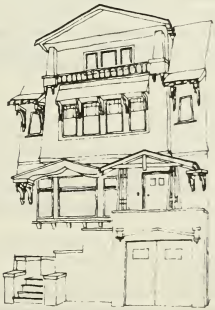
As an outgrowth of the citywide architectural inventory which identified notable buildings in all districts, a brochure has been prepared to identify prevailing styles of buildings and to encourage retention of worthwhile building facades and streetscapes in the Inner Richmond Conservation Area. After review by the Bureau of Building Inspection and the Citizens Action Council, the brochure will be readied for mailing to property owners in the project area to inform their decisionmaking in the event they plan major remodeling which might affect the facade and the streetscapes.

English Cottage Style

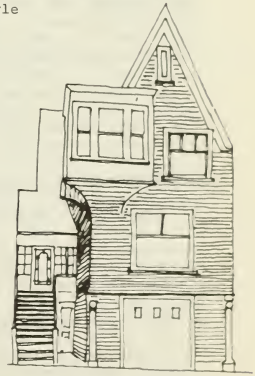
Bungalow Style



Mission Revival Style



Craftsman Rowhouse

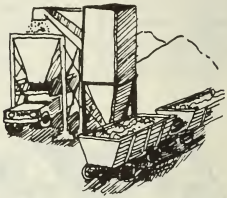


Shingle Style

Sometimes overlooked are the contributions of student interns who arrive without fanfare, work long, faithful hours without pay and leave without ceremony to resume their studies. Among the student interns this year was an able artist some of whose illustrations for the Richmond brochure are seen above.

The Urban Design section is made up of one Planner II (ad valorem), one Planner V (ad valorem) and one CETA architect.

commerce and industry



A major revision of the Commerce and Industry Element of the City's Comprehensive Plan has been underway for several years. Departmental background reports titled, Commercial Trends, Industrial Trends, Labor Force Trends, and Land Use: Conditions and Trends, and a consultants' report: C & I Activity in SF were published prior to 1976-77 fiscal year.

Production of the new element was substantially completed during 1976-77 with publication of the final background report, Neighborhood Commercial Districts, and the draft of the element itself, Commerce and Industry, Objectives and Policies, A Proposal for Citizen Review. This document presents objectives and policies for economic development in San Francisco designed to further three overall goals of economic vitality, social equity, and environmental quality. A companion report titled Commerce and Industry, Strategy and Programs, was also published in which specific program approaches are described in detail. These documents and an accompanying Environmental Impact Report will be submitted for public review prior to formal adoption by the City Planning Commission in the fall of 1977.

In addition to preparation of the element itself, work was begun in several specific program implementation areas. Similar studies are underway for Mission Street from Fourteenth to Army Streets and along Third Street in the Bayview district.

Industrial District Improvement Plans

Improvement plans for industrial areas were also undertaken during the 1976-77 program year. Special study areas were delineated in the Bayview Northwest (west of Third Street and South of Evans) and Potrero Hill districts. A separate study examined potential utilization of the Hunters Point Naval Shipyard as a deep water coal facility.

Project Review/Commerce and Industry

The Commerce and Industry Staff regularly provides input to departmental matters with policy implications for economic development in San Francisco including private and public developments (such as San Francisco Executive Park and Yerba Buena Center), environmental review, and major department projects such as the Residential Zoning Study. Particular efforts have been made in this case to ensure that alterations to the City Planning Code text and maps will be compatible with those developed in the course of the Commercial and Industrial Zoning Study which will be undertaken during 1977-78.

Liaison/Commerce and Industry

The Commerce and Industry Staff maintains an active liaison function with and provides occasional technical assistance to many public and private agencies and groups concerned with economic development activities including the Mayor's Offices of Manpower and Training, Neighborhood Economic Development, and Community Development, the Overall Economic Development Committee, and the Board of Supervisors.

Conferences

In March of 1977, the San Francisco Department of City Planning sponsored, along with SPUR (San Francisco Planning and Urban Research), a one-day working session at the Sheraton Palace to discuss many issues identified as being important to San Francisco's future as a livable urban area.

The session was the fourth in a series of conferences sponsored under the leadership of the Bureau of Management and Budget, New York City, which had secured an Economic Development Administration (EDA) grant for the conference. Similar conferences on the issues before our nation's center-cities have been held in New York, Atlanta, and New Orleans.

The conference was attended by approximately 120 persons, representatives of the many business, neighborhood, labor and civic leaders who comprise San Francisco's diverse population.

The focus of the conference was on six main center-city topics: Downtown Development, Fiscal Options, Tourism, Funding Partnerships in Development, Transportation, and Amenities. A summary of the National and local center-city situation, in addition to a summary of the conference session itself, is available in a separate report.

The Department also participated in a National Conference on Neighborhood Commercial Revitalization presented by the National Urban Development Services Corporation and in the Western Regional Training Institute on the Fundamentals of Urban Economic Development sponsored by the National Council for Urban Economic Development.

Commercial District Improvement Plans

The Plan for the Commercial Revitalization of the Ocean Avenue Commercial District was developed during the fall of 1976, and presented to the public in the spring of 1977. After receiving the endorsement of the Plan by the City Planning Commission in April, 1977, staff of the Department and the Housing Conservation Institute have proceeded to implement the physical improvement recommendations by requesting funding from the 1977 Community Development Program, including public improvements for the street, developing a storefront rehabilitation loan program, and working with individual merchants and property owners in the design and color coordination of their renovation projects. In May, 1977, the Housing Conservation Institute received a $10,000 grant from the National Endowment for the Arts to hire outside architectural consultants to

develop specific design standards for the private storefront renovation. The standards, developed during June and July, 1977, provide direction to the merchants in preparing plans for low cost, high visibility changes to their storefronts, such as painting, signing, awnings, and the like, in a coordinated manner to give the street a sense of unity and harmony.

The Commerce and Industry staff consists of one Planner II paid through ad valorem funds and three Economic Development Planners (one Planner IV, one Planner III, and one Planner II) supported by an EDA 302 planning grant.

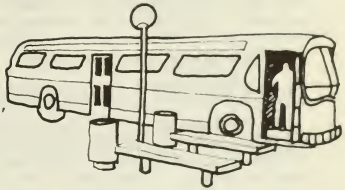
recreation and open space

In January, 1977, the City Planning Commission and the Recreation and Park Commission, meeting jointly, approved the third program for allocating revenue of the Open Space Acquisition and Park Renovation fund. The program allocated $3.1 million, the lion's share of which is designated for property acquisition. Five hilltop sites are included, as well as two waterfront sites and four "high need" neighborhood facilities. One quarter of the program is devoted to renovation of ten existing parks and playgrounds.

The development of the program is the responsibility of the Open Space/Park Renovation Citizens Advisory Committee. The Committee holds numerous meetings, including a series of public hearings to elicit proposals from community groups. Staff from the Department of City Planning attended these meetings and assisted the Committee in establishing priorities. Staff will continue to serve in this capacity and to engage in related open space planning activities.

One Planner IV (ad valorem) is assigned to work on Recreation and Open Space Program.

transportation



Strategy and Programs Report

The Department completed work on the Transportation Strategy and Programs document, a five-year plan for coherently implementing the Transportation Element of the Comprehensive Plan. The document was adopted by the Commission on April 21, 1977, and develops a basic transportation strategy aimed at improving the livability of San Francisco. Three overall categories, grouping programs into Citywide, Neighborhood and Downtown livability sections, encompass 88 separate programs. These programs have priorities, and funding sources for them are identified. A background paper with statistical information, "Transportation Conditions and Trends", was published in August, 1976, documenting the need for the various programs in the five-year plan.

Parking

Work on the preferential parking program continued throughout the fiscal year. An enabling ordinance was prepared for and approved by the Board of Supervisors, Ordinance #312-76, approved July 26, 1976. Implementation work on this program included the installation of the first program in the St. Charles Avenue (Daly City BART Station) area, preparations for the installation of a large program in the North Beach/Telegraph Hill area, as well as preparations for surveying at least a dozen other neighborhood areas for preferential parking programs.

The Department also considered a number of other items relating to parking. A set of Revisions to the Transportation Element of the Comprehensive Plan regarding parking were adopted by the City Planning Commission, January 20, 1977. The intention of the amendments is to discourage long-term parking, especially in downtown San Francisco, in favor of increased reliance on transit, carpools, vanpools, and to provide short-term parking by converting existing long-term facilities. In addition, considerable input was given the Residential Zoning Study in relation to parking in neighborhoods.

Transit First

The Transit Preferential Streets Program made considerable progress in the 1976-1977 fiscal year, as outlined in the Report on the Status of the Transit Preferential Streets Program, prepared by the Department for the Tranportation Policy Group. Special bus boarding platforms have been installed on Polk Street. Exclusive bus lanes have been put in operation on Mission, Geary and O'Farrell Streets. Other features being considered to give preference to public transportation are separate rights-of-way for transit such as now exists on Judah Street and signal preemption devices such as now used at the Nob Hill cable car crossing.

Center City Circulation

Work was initiated by the Department on a Center City Circulation Study. This significant, long-term study is designed to coordinate recent and current individual studies on the downtown area dealing with pedestrian and transit movement, coordination of transportation and land-use policies, and preparation of an overall transportation development program for the Center City, including the Northeastern Waterfront Area.

Institutional Master Plans/Transportation Analysis

The Department initiated significant new work in the area of Institutional Master Plans. An ordinance passed by the Board of Supervisors mandated all major institutions in the City of San Francisco to file master plans with public hearings to be held on each plan. As part of the transportation element of those master plans, transportation surveys of employees and students or visitors are required, as well as Transit Action Plans to lower the number of single-occupant auto trips each institution generates. Department personnel assisted institutions and consultants in this endeavor.

Neighborhood Issues/Transportation

A number of other neighborhood transportation issues were explored. Assistance was provided to Glen Park residents in having a park-and-ride lot installed by BART, to Pine and Bush Streets residents in attempting to lower through traffic on their streets, as well as to residents on Clayton Street, Elsie Street, and others. Auto drive-in facilities such as fast-food outlets and branch banks were closely monitored for their possible effects on neighborhood traffic.

State Route 230

The Department continued to coordinate work on State Route 230, around the Hunters Point area. The route would provide improved access to industrial areas, the Hunters Point Naval Shipyard, the India Basin Redevelopment Area, the Bayview Area, and the Candlestick Shoreline State Park. The State Department of Transportation agreed to a City request to study a non-freeway street development in this corridor.

Department of Transportation

The Department responded to a proposed Charter Amendment which would have created a City Department of Transportation. Although the Comprehensive Plan calls for an integrated approach to transportation matters and operating responsibilities within city government, the Department opposed this particular proposal. The Charter Amendment was dropped.

The Transportation Policy Group, in which the Department participates, also agreed to seek formal recognition with City government through a proposed amendment to the Municipal Code.

Transportation Studies

The Department contributed to a number of transportation studies throughout the fiscal year. A Preliminary Parking Demand Analysis was produced for the Mayor's Select Committee on Yerba Buena. The Department served as project

manager for the MuniMetro Handicapped Accessibility Study, which produced a well-received consultant report. The Department staff also served on the Golden Gate Recreational Travel Study, the Metropolitian Transportation Commission's PENTAP for the Peninsula, and the continuing Transbay Terminal studies.

Transportation Finance

Department staff also worked on a number of transportation financing projects. Input was provided for transportation aspects of the annual Capital Improvement Program and input was also provided in the area of transit finance, through an MTC Study and specifically in relation to the recently enacted state legislation making permanent the half-cent sales tax in BART counties. Membership on the interagency committee dealing with Federal Aid to Urban Systems (FAU) funds also continued throughout the year.

Liaison/Transportation

Liaison was provided for a substantial number of other interagency committees. Staff support for the Transportation Policy Group was continued, as well as membership on ISCOTT, liaison with MTC, BART, the Urban Consortium, the Parking Authority. Chairmanship of the Transit Preferential Streets staff committee was continued throughout the year.

Project Review/Transportation

Transportation staff continued to provide technical analysis for all transportation-related aspects of Environmental Impact Reports, Environmental Evaluations, Comprehensive Plan Referrals, and Project Review.

Project Review/Transportation

Transportation staff continued to provide technical analysis for all transportation-related aspects of Environmental Impact Reports, environmental evaluations, Master Plan Refrrals and Project Review.

Of four persons assigned to the Transportation section, one is Planning Coordinator (701 funds), one Transit Planner III (ad valorem), one Planner II (ad valorem) and one Planner I (ad valorem).

Traffic Management and Beautification Program (see Neighborhood Planning Section also)

This is the successor to the PRA (Protected Residential Area) programs, and as the name change implies, the thrust of the program has shifted. Multi-faceted schemes for traffic diversion around entire neighborhoods have proven too disruptive and caused controversy in most cases. The management and beautification program takes a more incremental approach, with each element given a trial period prior to any permanent constructions.

The Mission District/Folsom Street project, which would narrow the roadway to two lanes similar in treatment to nearby Harrison Street, has received endorsement from the Mission Merchants Association as a result of the favorable findings of the Mission District Traffic Study conducted by DPW during 1976. Department staff collaborated with the Bureau of Engineering in the design of this project.

One Planner IV (ad valorem) works part-time on project under this category.

Output for Transportation Section FY 1976-77

"Preliminary Parking Demand Analysis", Yerba Buena Center Project - July, 1976

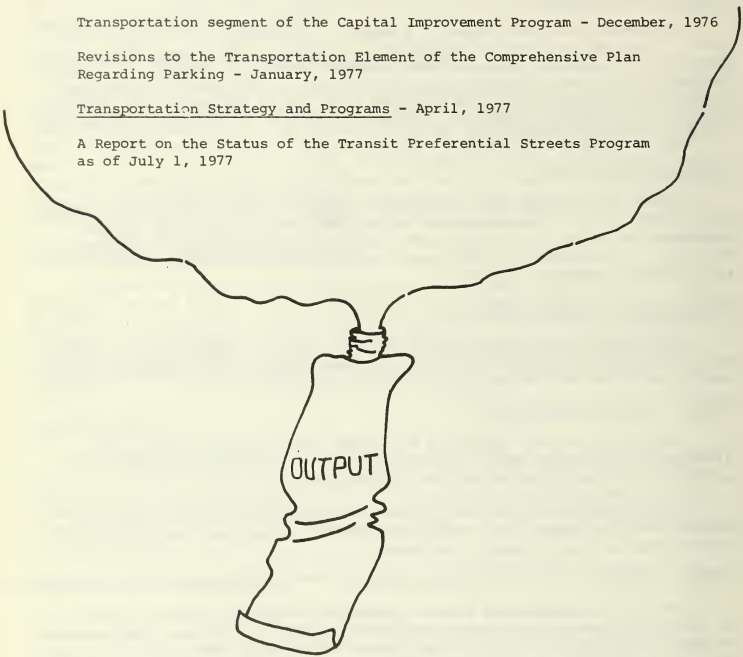
"Transportation Conditions and Trends" - August, 1976

Transportation segment of the Capital Improvement Program - December, 1976

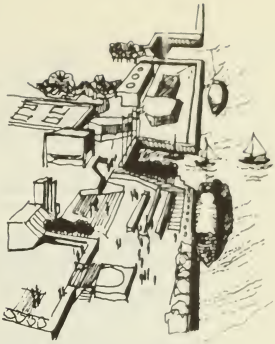
Revisions to the Transportation Element of the Comprehensive Plan Regarding Parking - January, 1977

Transportation Strategy and Programs - April, 1977

A Report on the Status of the Transit Preferential Streets Program as of July 1, 1977



northeastern waterfront



The Northeastern Waterfront area of San Francisco is that portion of the City's shoreline which extends from Municipal Pier to China Basin and those adjacent inland areas directly related to the shoreline through geographic characteristics and land use.

Planning for the Northeastern Waterfront was continued by the staff from funds made available by a grant to the City by the U.S. Department of Housing and Urban Development through its Comprehensive Planning Assistance (701) Program. Funding was adequate to support 3 Planners through January, 1977 and one Planner from then through June 30, 1977. The staff performed much of its work in space provided at the offices of the Port in the Ferry Building.

The Plan for the Northeastern Waterfront was adopted as part of the Comprehensive Plan by the Commission in January, 1977, with subsequent endorsement by the Port Commission. A valuable resource in the effort to create the Plan for the Northeastern Waterfront was a citizens's planning advisory committee consisting of community and government agency representatives each having a wide range of interests in waterfront activities. The committee served as a forum for the community's views about the waterfront to the planning staff, and for presentation of planning ideas to the community. The Plan represents a consensus of these community views.

The Department initiated an amendment to the Bay Conservation and Development Commission (BCDC) Special Area Plan for the San Francisco Waterfront. This amendment was adopted by the BCDC bringing the City's Plan and the BCDC's Plan into conformity for the first time.

Project Review/Waterfront

The staff reviewed, revised and coordinated major public and private proposals for improvement projects in the Northeastern Waterfront area within the jurisdiction of the Commission. Some of the major proposals the staff has been actively involved in are:

a) The Simmons' North Point Pier Project which includes the commercial development of Pier 39, a 5.2 acre waterfront park, an inland parking garage, improvements to a relocation of the adjacent Embarcadero Roadway between Northpoint and Jefferson Streets.

b) Creation of plans for major improvements to the Embarcadero Roadway as a replacement to the previous "Maritime Parkway" concept between the Ferry Building and Northpoint Street to include a reduction to only two traffic lanes in each direction, rail and bus transit lanes, landscaping, bicycle lanes, and truck access to the maritime piers.

c) Coordination of the two previous proposals with the wastewater management project currently underway along the Embarcadero.

d) Better transportation access to and along the waterfront including the extension of the Powell and Mason cable car line along Taylor Street to a new turntable and plaza north of Jefferson Street, and the provision of transit lanes on Beach and Jefferson Streets in Fisherman's Wharf.

e) The commercial development of the ground floor of the Ferry Building and the establishment of design guidelines to assist in the restoration of the building as a Landmark.

f) Improved connections between the new Golden Gate Ferry Terminal on the BART Platform and other nearby transit systems.

g) The creation of a landscaped promenade along the water's edge between the Agriculture Building (Pier 14) and Pier 24. This includes the removal of the existing decaying Piers and the relocation of the Port's maintenance facility using Federal Title I Public Works Funds.

Feasibility Survey

By resolution of the Board of Supervisors, in January, 1977, the waterfront area from Pier 7 north of the Ferry Building to Pier 46 at China Basin has been designated a survey area to be studied jointly by the Port, the Redevelopment Agency and the Department to establish development plans and to determine appropriate mechanisms to implement these plans. Another product of this joint effort will be the Total Design Plan for the Pier 7 through Pier 24 area. The joint staffs of these agencies are performing their work in the same Port offices used by the City Planning staff in the Ferry Building.

A new Northeastern Waterfront Advisory Committee, consisting of members from the previous Planning Advisory Committee and new individuals, has been assembled for the purpose of assisting the staff in these endeavors of the Total Design Plan and the Waterfront Survey. One Planning Coordinator (CDBG) is assigned to the Waterfront.

capital improvements

The annual six-year Capital Improvement Program Report is prepared in close coordination with other City departments and agencies for consideration by the City Planning Commission. It accomplishes two broad purposes: 1) all projects are reviewed for conformity or non-conformity with provisions of the Comprehensive Plan; and, 2) all projects are assigned a general priority rating to guide the Capital Improvement Advisory Committee, the Mayor and the Board of Supervisors in the further review of various capital projects. The six-year program recommended by the City Planning Commission included 459 projects which totalled $752,516,900.

Additionally, the Department provided staff assistance to the Capital Improvement Advisory Committee to assure continuity during the further review and consideration of the Capital Improvement Program recommended by the City Planning Commission.

One Planner IV (ad valorem), is assigned to the Capital Improvements Program.

Output for Capital Improvement Section 1976-77

City Planning Commission Recommended Six-Year Capital Improvement Program for 1977-78 through 1982-83 - January 20, 1977

Capital Improvement Advisory Committee Recommended Capital Improvement Program for budget year 1977-78 - March 15, 1977

Capital Improvement Advisory Committee Recommended Six-Year Capital Improvement Program for 1977-78 through 1982-83 - June 15, 197

information systems

The programs of the Information Systems Section includes the collection, processing, analysis and dissemination of information. In addition to this, the section provides data processing services on the Department's HP 9830 system for other sections of the Department and it acts as an intermediary for the various sections in dealing with the City's main computing system. Information collection consists of various kinds of research, from direct surveys and work in library sources to enhance the Department's data base, to active participation in data sharing programs at the regional, state and federal level. Information collected from various sources is processed and analyzed using the services of the computing system, and is made available to staff members and others in the form of tabulations or published reports.

Supporting services to the Department range from the development of data resources and computing programs to maintenance of ongoing reporting systems designed to improve the management control of the Department's work program. Typical of the kind of projects for which the information section was responsible in FY 1976-77 were the following:

1. Automation of the Capital Improvement Program Report publication; the computer has reduced the clerical workload by preparing the report automatically and has reduced production time from an estimated ten working days to one working day.

2. The Annual Housing Inventory Report

   The eleventh in the series of Housing Inventory reports, Changes in the San Francisco Housing Inventory was prepared by the section in the new format of the Housing Information series. The report is widely used by both public and private organizations and contains information based on permit data for construction in place and buildings removed from the stock. The historical data series commences with 1960.

3. Rent and Sales Surveys

   Tabulation and analysis of information giving trends in rent of apartments and sales of single family dwellings were programmed and reports generated from data entered in the computing system.

neighborhood planning

During fiscal year 1976-77 the efforts of the Neighborhood Planning Section focused on four areas: neighborhood planning, program development, implementation of improvement programs and neighborhood liaison. Generally, neighborhood planning entails working with neighborhoods in identifying their needs, problems and opportunities for improvement, and developing an implementation plan and strategy for meeting neighborhood goals. Program development entails the formulation of action programs that are designed for city-wide application and focus on improving the quality of community life. Implementation of improvement programs entails the inter-departmental coordination and community involvement necessary to accomplish neighborhood improvements. Neighborhood liaison entails the exchange of information and views between Department staff, community organizations and citizens on planning related programs and issues.

Neighborhood Planning

An objective of the Department is to develop community plans for neighborhoods throughout the city. Such plans have been completed in past years for the South Bayshore, Bernal Heights, Chinatown, the Mission, and the Haight-Ashbury. Also, in the past, several neighborhood and special area plans were studied, including an issues paper for the South of Market Community, analysis and staff review of the Mt. Sutro Community Plan, and review of a Glen Park area plan.

Neighborhood Plans

During fiscal year 1976-77, three major neighborhood planning efforts were undertaken, resulting in the completion of a proposed plan for citizen review for Chinatown, 80 percent completion of a plan for Potrero Hill, and completion of a draft plan for South of Market. Preparation of a plan for Hayes Valley-Western Addition was also started and is 40 percent complete.

The Chinatown Neighborhood Plan is a comprehensive assessment of improvement goals for Chinatown achieveable within a three to five year time span. The plan also outlines strategies for accomplishing goals and staff is currently working on the implementation of several plan recommendations.

The process for developing the Potrero Hill Plan has been as important as the plan itself. Plan development has brought together many organizations and interested groups, and generated broad community understanding and cooperation in identifying actions and priorities for Potrero Hill improvement. The planning process encouraged broad community participation through four general workshops that were supported by numerous committees which worked on specific issues. A preliminary draft plan is currently in preparation and will be available for citizen review in the fall of 1977.

In addition to neighborhood plans, community groups were assisted in the preparation of several small area plans, including improvement plans for South Park, street improvements in the vicinity of the South of Market Health Center, improvements for various alleys in Chinatown, and a 16th Street Improvement Plan.

Program Development (Annual Program for Community Development)

The Department provides direct services on a work order basis to the Mayor's Office of Community Development. Neighborhood planning section activities include liaison and outreach services, technical assistance to citizen groups wishing to submit proposals for CD funding, direct participation in the development of the Annual Community Development Program and specific program responsibilities, including public improvement planning for RAP areas, preparation of RAP feasibility studies, commercial district improvement planning, and implementation of the NIIP, Bicentennial and Neighborhood Centers Programs.

Implementation of Improvement Programs

In order to insure that programmed neighborhood improvement actions proceed in accordance with community wishes and on schedule, community planners provide initial input to the programming of public improvements and then monitor progress and serve as a vehicle for communication between the community and government. In addition, as a result of Community Development funding the Department has lead responsibility for the implementation of several programs for both housing and neighborhood improvement.

Program responsibilities include:

Bicentennial Program

June through November of 1976, The Neighborhood Awards Committee evaluated community work undertaken by 160 participating neighborhood organizations for determination of awards. November 18, 1976, the decisions of the Awards Committee were publically presented to the Mayor. Approval by the Mayor and the Board of Supervisors was completed December 6, 1976. The Community Development Block Grant (CDBG) funds totalling $600,000 which make up the Bicentennial Awards were divided into 72 awards ranging from $2,000.00 to $20,000.00. Some groups received multiple awards.

From December 6, 1976 through July 1, 1977, neighborhood organizations worked with Department of City Planning neighborhood liaison staff, Bicentennial Awards Program Coordinator and other city agencies as well as private technical assistants in design, etc. on proposals for the use of their allocated sums. Proposals for physical improvement projects on public lands were reviewed and approved by City departments with administrative or implementational jurisdiction in preparation for submittal to the Board of Supervisors for consideration. Thirty-three proposals, totalling $316,400.00 were finalized during this period. (See map; Appendix I)

Neighborhood Initiated Improvement Program (NIIP)

The Department coordinates and administers NIIP which is designed to encourage neighborhood initiated beautification, recreation and improvement activities. Projects totalling $185,000.00 were funded in 1976. Over

one hundred proposals were reviewed and 76 projects were recommended for funding. The 1977 NIIP program will recommend the funding of 69 projects totalling $200,000.00. (See map; Appendix II)

Public Improvements Planning, Urban Beautification and Traffic Control in Rehabilitation Areas

These programs are designed to support housing rehabilitation and neighborhood preservation efforts. Responsibilities included coordination with the Citizens Advisory Committees for the Upper Ashbury and Inner Richmond RAP areas on public improvement planning. Urban beautification and traffic control plans were initiated in Noe Valley, Excelsior, and Mission Districts.

Neighborhood Centers

The Department has lead responsibility for the implementation of this CD funded program designed to develop city-owned neighborhood centers. A consultant study titled Inventory of Existing Needs for Neighborhood Centers in San Francisco was completed in November 1975. A comprehensive plan element for Neighborhood Centers was completed and adopted on January 20, 1977. This Plan element sets forth the objectives and policies for guiding the design and location of neighborhood centers. Work currently continues toward packaging neighborhood center proposals in five high-need neighborhoods, including Chinatown, North of Market, South of Market, Bernal Heights and the Ingleside community.

Development of neighborhood center packages entails working with community groups to identify appropriate center facilities, identify appropriate and needed services and provide and develop an administrative mechanism and budget for center operations which must be self sustaining. Coordinating center development has been a most difficult task in light of the many variables involved. Draft packages for two centers have, however, been substantially completed for Ingleside/OMI and Chinatown. These packages will be presented to the Board of Supervisors in the fall for their approval and release of funding.

Neighborhood Liaison

In fiscal year 1976-77, liaison services continued to be provided based on planning districts. Liaison planners, through contact with neighborhoods on a part-time basis, provide a communication link between the Department and neighborhoods. This is often accomplished through attendance at neighborhood meetings. The purpose of these contacts is to provide relevant information to neighborhoods on planning issues and programs and to keep the Department abreast of neighborhood concerns. An important additional role assigned to liaison planners was to provide liaison services for the Community Development program.

Program Approach and Staffing

In order to meet the foregoing responsibilities, Neighborhood Planning staff have been functionally organized into two components, section staff and liaison planners. Section staff are principally responsible for carrying out neighborhood planning, programming and implementation, while liaison planners maintain contact and provide information to neighborhoods.

Staff attended approximately 150 neighborhood meetings this past year. City programs and departmental planning efforts were explained and citizen response noted.

Approximately 2000 telephone contacts by neighborhood planners with community leaders and neighborhood organizations occurred during 1976-77, telephone calls related to pending city planning actions, development proposals and programs of community interest.

The Neighborhood Planning Section consists of one Planning Coordinator (CDBG), two Planner IV's (ad valorem), one Planner III (ad valorem), and three Staff Assistant IV's (CDBG). In addition, a part-time liaison planning staff of fifteen spend from ten to twenty percent of their time in providing communication services to the public.

Output for Neighborhood Planning Section 1976-77

Neighborhood Center Facilities - November, 1976

"Neighborhood Initiated Improvement Program Newsletter" - February, 1977

"Chinatown Neighborhood Improvement Plan" - February, 1977

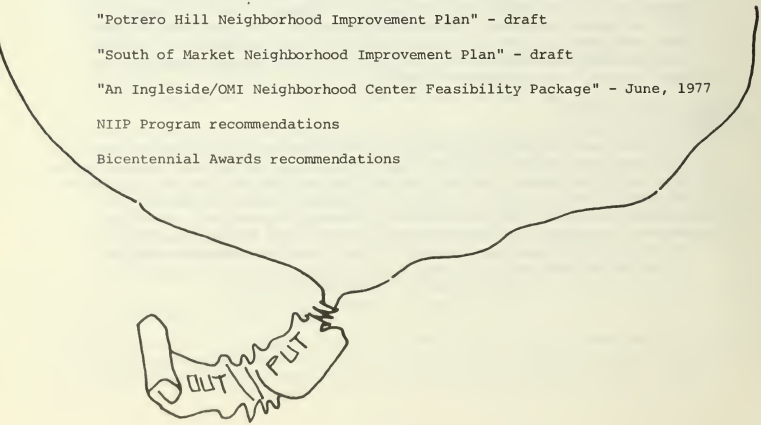
"Potrero Hill Neighborhood Improvement Plan" - draft

"South of Market Neighborhood Improvement Plan" - draft

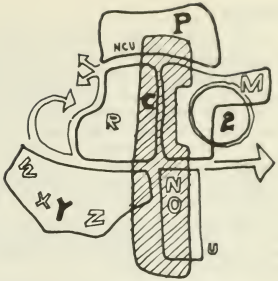
"An Ingleside/OMI Neighborhood Center Feasibility Package" - June, 1977

NIIP Program recommendations

Bicentennial Awards recommendations



zoning



Zoning is a legal device that regulates the use of land. Its methods have been refined gradually over time, yet zoning remains the most important system for balancing the forces of conservation and the forces of change, especially in a built-up area such as San Francisco. Zoning divides the city into districts and provides regulations that are uniform throughout each district. Zoning sets forth the uses that are allowed in a district, and in what amounts, and deals with such matters as building sizes, open space and off-street parking.

The Department has the responsibility to implement and enforce the zoning regulations of the City Planning Code (Zoning Ordinances). The following functions fall into this responsibility:

Zoning Information Service

The Department maintains an information counter where people can drop in or call at any time from 8 a.m. to 5 p.m. to find out how zoning regulations affect property in San Francisco. Since this counter is the first point of contact for most people who have business in the Department, it also serves a very important public relations function.

Approximately 13,000 telephone calls and 8,500 office visits were handled during the year by planners assigned to duty at the counter. Counter assignments were made on a rotating basis using as many as 15 Planner I's and II's in the rotation. In addition to verbal inquiries, the Zoning Division receives about 1200 written inquiries of a general nature each year. Staff shortages at both a professional and clerical level resulted in difficulty in maintaining a desirable standard of service at times during the year.

The amount of ad valorem staff time assigned to answer both verbal and written inquiries was equivalent to two person years.

Permit Processing

Building permit applications submitted to the City are reviewed to determine compliance with the Planning Code. Permits issued by the Police, Fire, Health and Social Service Departments are also referred to the Department for review. There were 7096 permits referred to the Department this year, an 8% increase over the 6561 permits reviewed last year. The majority (5220) were Building Permits, with most (2385) being for alterations of existing buildings. The Appendix III lists the number of permits reviewed by type.

The Permit Processing staff consists of one Planner IV (ad valorem) and two Planner III's (ad valorem).

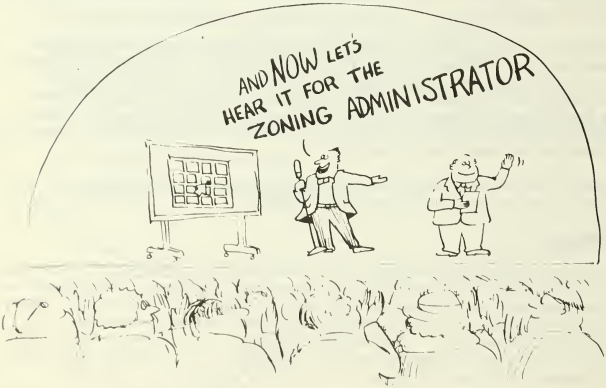
Variances

The Zoning Administrator hears requests for variances from the strict application of the Planning Code. The volume of variance applications filed each year has increased steadily, due in part to the enactment in 1974 of stricter open space standards in the interim residential zoning controls. There was also an increase in variance requests due to the current set of interim residential zoning controls under which the Department has reviewed building permit applications since May 20, 1976. For example, the May 20 controls prescribe broader and stricter standards for providing usable open space than was required previously. As can be seen by the increase in alteration permits, many owners are renovating and adding onto existing structures. Many buildings in the city constructed under the old standards are not able to be altered under the new standards. This year there were 109 variance applications as compared to 91 the previous year. During the twelve month reporting period, the Zoning Administrator prepared and issued eighty-nine decision letters.

Decisions by the Zoning Administrator on variances are sometimes appealed to the Board of Permit Appeals (BPA), which greatly increases the staff workload.

Appendix IV a and IV b illustrate the dramatic increase in workload and the growing backlog of cases pending at the end of the period.

The Variance staff consists of two Planner III's and one Planner II (part-time) supervised by Planner IV (ad valorem).



Enforcement/Abatement

Complaints of violations of the Planning Code received from citizens and other city agencies begin the enforcement/abatement process. Routine processing of building permit applications and permits to operate also disclose violations of the Planning Code. Denials of some variance proposals and lack of compliance with conditional use authorizations can also become enforcement cases, although there is not sufficient staff for systematic code enforcement. In addition, violations of the non-conforming use provisions of the Planning Code are also generally handled by the enforcement staff.

Investigation of possible violations includes field reviews, city records research, and meetings with owners, tenants, business operators and developers.

Almost all enforcement activities are subject to review on appeal by the Board of Permit Appeals. The major exceptions are appeals of denials of conditional use authorizations, text amendments and reclassifications which are within the jurisdiction of the Board of Supervisors.

This year, the Code Enforcement staff devoted considerable time and effort to Board of Permit Appeals cases and cases which had been referred to the City Attorney's Office for abatement litigation, with the result that almost a year frequently elapsed between receipt of a complaint and preliminary investigation.

During the latter part of the year, the Code Enforcement staff began to reorganize the enforcement system with the goal of producing an effective, responsible and manageable program. This effort was greatly hampered by the lack of personnel assigned to this section. Coordination with other governmental agencies to eliminate duplication of effort was also a high priority item. A start has been made in the preparation of a Resource/Referral Manual that will explain and standardize enforcement procedures for the use of all the staff. This year the enforcement section processed 837 cases.

The Enforcement/Abatement section staff consists of one Planner II (ad valorem) and one Planner I (CETA) who were assigned under the supervision of a Planner IV.

See Appendix V for monthly comparison of enforcement cases during the year.

See Appendix VI for tabulation of Board of Permit Appeals' actions.

Non-Conforming Use Program

A non-conforming use is a use of a building or property which, although not presently allowed in the district, existed prior to the rezoning that prohibited its use. The staff surveys these non-conforming uses for Code compliance every four years. The 1976 survey was begun in the fall of the year and was approximately 70% completed by the end of the fiscal year. There were 2070 non-conforming uses surveyed in 127.5 field hours by the staff with the help of college student volunteers. Major impediments to this survey were the insufficient number of staff cars, their frequent mechanical breakdowns and lack of clerical help.

Since most of these non-conforming uses are scheduled to be terminated in 1980, the planner assigned to this work also participated in that portion of the Residential Zoning Study evaluating whether current Planning Code terminations and other restrictions applicable to non-conforming uses ought to be redefined under the rewritten Planning Code.

The Non-Conforming Use Program staff consists of one Planner III (ad valorem).

Code Interpretations

The Zoning Administrator is responsible to make interpretations of the Planning Code for situations not specifically described in the Code. Although almost every conversation or letter applying the City Planning Code to a specific situation could be considered to be code interpretation, it is estimated that only about .2 of a person year was spent specifically on this work.

Commission Cases

The Commission Case staff prepares cases for which the City Planning Commission holds public hearings. This includes investigation, drafting of case reports, field trips to the properties, presentation to the Commission, recommended action and, when required, transmittal to the Board of Supervisors.

This year, there was a significantly increased caseload, due partly to discretionary review in lieu of proposed conditional use cases that were handled in the same manner as conditional use cases. The need for this review was a result of standards initiated May 20, 1976 by the City Planning Commission under the Proposed Residential Zoning Maps and Standards. This increased volume of cases was handled without an increase in staff.

Significant Commission case activities that took place during fiscal year 1976-77 included:

1. Approval of a conditional use permit and reclassification on the Northeastern Waterfront for the North Point Pier Project.
2. Approval of a reclassification to allow for development of a major commercial project on Bayview Hill, South of Candlestick Park.
3. Approval of a Redevelopment Housing project for the elderly at Sacramento and Stockton Streets which elicited a great deal of neighborhood response.
4. Disapproval of Height Limit change on Nob Hill which also generated much public interest.
5. Approval as conditional uses of several hundred units of elderly housing in various projects, especially in the Yerba Buena Redevelopment Area.

The Commission Case staff consists of one Planner II (ad valorem).

See Appendix VII for Commission Case Summary.

Text Amendments

A number of proposals were heard for change in the text of the City Planning Code. These included the following:

1. The ordinance, initiated by the Planning Commission the previous year, which would have added a new article to the City Planning Code concerning the protection of trees. This proposed ordinance was considered by the Board of Supervisors and referred back to the City Planning Commission. Presently, it is pending before the Commission.

2. The ordinance, initiated and passed by the Board of Supervisors, which clarified provisions for amortization and removal of general advertising signs along Market Street from the Embarcadero to the Central Skyway Overpass. This ordinance stated that the public improvements had been substantially completed along the street and therefore that the period of amortization of billboards and other general advertising signs had expired.

3. The ordinance, which created the Upper Market Street Special Sign District, initiated by the City Planning Commission at the request of various community groups.

4. The ordinance, introduced at the Board of Supervisors and referred to the City Planning Commission, that proposed prohibition of future general advertising signs throughout the City with an amortization period of ten years for all existing signs. This proposed ordinance was the subject of hearings before the City Planning Commission and remained pending before the Commission at the end of the year.

The Text Amendments staff consists of one Planner V (ad valorem) part-time.

Discretionary Review

The City Planning Commission has the authority to exercise powers of discretionary review of any permit application which may have adverse or other undesirable effects on the city even if the proposed development meets the literal requirements of the City Planning Code.

To expedite the discretionary review process in January, 1977, for the first time, a staff person was assigned to coordinate the discretionary review procedure. The number of discretionary review requests has risen steadily in recent years, and dramatically in 1976-1977. In the past year seventy requests were received, of which fifty-five were deemed to be of merit and actually taken by the Commission. The number of requests received represents almost a 200 percent increase over 1975-1976.

The staff is currently developing a more structured discretionary review procedure which shall have to be followed by those requesting discretionary review, in an attempt to avoid criticism of what may appear to be an abuse of the Commission's discretionary review power and to mitigate any unnecessary time delays involved.

The Discretionary Review staff consists of one Planner II (ad valorem) part-time; amount of time fluctuated over the year depending on the caseload.

See Appendix II for comparison of discretionary reviews for this year and the previous year.

master plan referral

The Master Plan (Comprehensive Plan) Referral is a tool provided by the Charter for realization of the objectives of the Comprehensive Plan. Through the referral procedure, the Department helps to guide the development of publicly owned properties and facilities. This procedure requires, for example, that before a City department can acquire or sell land, it must refer the matter to the Department of City Planning to determine whether such action is in conformity with the Master Plan. The Department then forwards its recommendation to the initiating agency and the Board of Supervisors for their consideration before final action on the proposal.

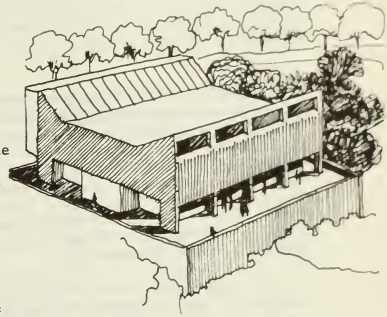
Subdivisions and condominium subdivisions are also reviewed by the City Planning Commission for consistency with the Master Plan under the Charter and the Subdivision Code. The City Advisory Agency (Director of Public Works), in acting on subdivisions, must disapprove any subdivision found by the City Planning Commission to be not consistent with the Master Plan and must impose any conditions established by the Commission for the approval of a subdivision. The Planning Commission must determine whether any rental units to be converted to condominiums are part of the City's low or moderate income housing stock and if so, must ensure that proposed sales prices would not remove units from that housing stock.

This year saw an increasing backlog of cases, due in part to inadequate clerical support.

The Master Plan Referral staff consists of one Planning Coordinator (CDBG) half time and one Planner II (ad valorem) part time.

For the Output of the Master Plan Referral Section see Appendix VIII.

project review



The Major Projects Review Section has the responsibility of coordinating the review of major proposed buildings which are under consideration by the Department and the City Planning Commission. Such review includes some or all of the following aspects: review of environmental evaluation forms and draft environmental impact reports, review of compliance with City Planning Code, consideration of conformity to the Comprehensive Plan, consideration of possible discretionary review procedure, preparation of staff recommendations to the City Planning Commission, and communication with the developer, community and relevant agencies.

There was a substantial number of large and controversial projects considered by the Department this year, but there was not sufficient staff in the Major Projects Review Section with which to carry out thorough coordination of review for all of the proposals which staff felt warranted such review. The result of this workload was that many significant proposals could not be considered by the staff of the section, and that those that were considered did not always receive the attention which would result in the best possible development. In addition to such proposals, the Project Review section also became responsible for consideration of all proposed branch offices for banks, savings and loan associations and all development on Market Street from The Embarcadero to Castro Street.

Over 100 projects were reviewed this year by the design professionals in the project review section.

The Project Review section staff consists of one Planning Coordinator (ad valorem), one Planner II (ad valorem), and one CETA employee.

See Appendix X for list of major projects reviewed during year by the section.

institutional master plan

In June of 1976, the Institutional Master Plan Ordinance was adopted requiring all hospitals and all institutions of higher learning on sites larger than one acre to submit to the Department of City Planning master plans for their institutions at a public hearing before the City Planning Commission. Institutions on small sites could submit abbreviated plans for which a hearing could be held at the option of the City Planning Commission.

Of the twenty-three hospitals in San Francisco, thirteen are private hospitals, six are public hospitals sponsored by some agency of the government and four are private hospitals on small sites. Of the thirteen private hospitals, six submitted new institutional master plans by the December 31, 1976 deadline for filing such plans. Hearings have been held on five of these and the hearing on the sixth was scheduled at the end of the report year. The other five hospitals had either submitted master plans within the past two years and didn't need to submit a new plan or they had reported to the Department that no change was proposed in earlier plans.

Of the six government hospitals one, the University of California at San Francisco, had submitted a master plan on which it had held hearings within the past two years. The other three government hospitals had not submitted a plan by the end of the report year.

Of the four private hospitals on sites less than one acre, one had submitted an abbreviated master plan by the deadline.

A major purpose of the Institutional Master Plan Ordinance is to provide information to the public, to the Department and to the Health Systems Agency which has the responsibility to recommend to the State Department of Health whether certificates of need should be granted to hospitals which want to alter their facilities.

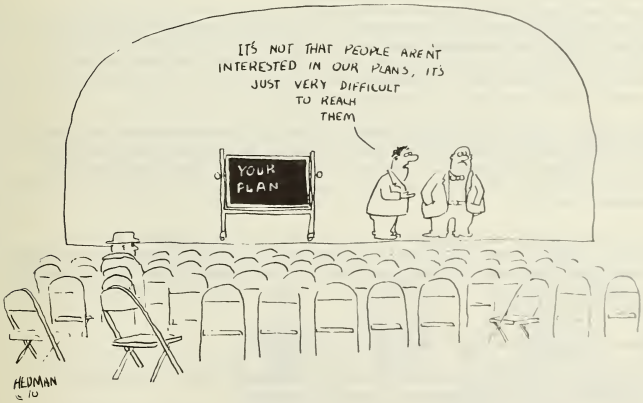
This purpose was not accomplished adequately during the report year as the Health Systems Agency was still in the process of organization and is not expected to be fully operational until December, 1977. In addition, the Department did not have the additional staff necessary to adequately institute this new program while providing other required services to the public.

The program was, however, successful in keeping major institutions aware of what other institutions are planning in order to make decisions about their own future plans. Three hospitals announced that they were exploring the possibility of a merger in order to operate more efficiently.

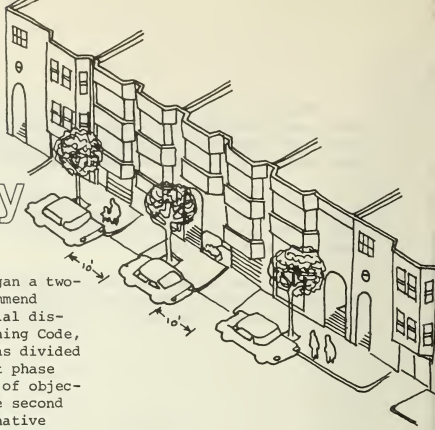
Work yet to be done includes providing up-to-date master plans that have been filed, with related correspondence and hearing minutes of consultations with institutions presently in non-compliance, for convenient public use and contacting newly created institutions concerning master plan requirements.

During the coming year, it is anticipated that several of the institutions for which master plans have been filed will seek specific conditional use authorization by the Planning Commission for new or altered building components described in their plans.

During the first seven months of the year the Institutional Master Plan Program was under the direction of a Planner III (ad valorem) and for the last five months a Planner IV (ad valorem).



residential zoning study



In July, 1974, the Department began a two-year Residential Zoning Study to recommend appropriate revisions to the residential districts and standards of the City Planning Code, including the Zoning Map. The work was divided into four six-month phases. The first phase resulted in the development of a set of objectives and policies for the study. The second phase involved consideration of alternative frameworks for regulation and outlining of the proposed number and types of residential districts, as summarized in a memorandum presented to the City Planning Commission on August 21, 1975. The third phase resulted in the selection of a specific set of proposed zoning districts, as explained in a memorandum to the Commission on November 20, 1975.

The fourth stage of the Study involved the detailed development of zoning standards and mapping; economic and design studies have been a part of the effort. The Department made its initial recommendations for the changes to the Commission on May 20, 1976, at which time the Commission formally initiated the proposed zoning.

Since that date, the Department has received public comments regarding the proposed zoning. The residential zoning staff has been preparing a revised set of maps and planning code text revision proposals based upon these comments and the experience gained from more than one year's testing of the May 20, 1976 proposals.

Significant events throughout this year included:

1. Public hearings held throughout the summer of 1976, regarding the May 20, 1976 proposals.

2. Development of an economic impact analysis of the proposed zoning by the consultant firm, Gruen Gruen & Associates.

3. A collaborative relationship between the University of California (Berkeley), Department of Architecture, funded by a series of National Endowment for the Arts grants, resulting in a better understanding of the design issues raised by neighborhood groups and proposed revisions of the May 20, 1976 proposals.

4. Continuing involvement with and presentation of proposals to major San Francisco organizations, including Heritage, SPUR, the League of Women Voters, the American Institute of Architects, the Residential Builders Association, the Coalition for San Francisco Neighborhoods and others.

5. A public hearing on March 31, 1977 before the City Planning Commission resulting in amendment to the proposals initiated on May 20, 1976 which better responded to the specific needs of residents of single-family and two-family neighborhoods.

6. A series of three informational workshops held in Chinatown in June, 1977 to better inform the residents of the Chinatown-Nob Hill area of the zoning proposals.

Final recommendations of the residential zoning study are scheduled for presentation to the Planning Commission in November or December of 1977, although the presentation was originally scheduled to take place in the fall of 1976. This delay resulted from the inability to assign sufficient staff to the study because of the daily demands for other services by the public on the Department. College student volunteers were utilized to alleviate some of the staffing deficiencies.

Formal public hearings on the revised zoning text and maps are scheduled to commence in early 1978, and it is hoped that these hearings can be completed and final decisions regarding the zoning of residential districts made by the Planning Commission and the Board of Supervisors during the first half of 1978.

The Residential Zoning Study staff consisted of various staff planners (part-time) during the year plus college student volunteers, supervised by a Planner II (ad valorem). It is estimated that the staff time was equivalent to 2.5 person years.

regional planning

This year the Department began to take a more active role in regional activities. Since there is an array of single purpose agencies with various appointed City representatives, some attempt at coordinating these regional efforts was thought necessary by the Department and by the Mayor's Office.

The initial step was to provide a liaison function between the city and the regional agencies, including the Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), the Golden Gate National Recreation ARea (GGNRA) and the North Central Coastal Commission and others.

Two major regional planning efforts are being handled through ABAG:

1) The update of the Regional Plan by the Regional Planning Committee on which the Director of Planning represents the Mayor as a rotating member; and

2) The Environmental Management Task Force which is the policy body for the formulation of the Environmental Management Plan.

The Regional Planning Staff consists of one Planner III, Administrative (ad valorem).

earthquake planning

In September, the Department participated in the City's first disaster simulation exercise in many years. This effort, which involved every major department and agency in the City, effectively pointed out where there are major weaknesses in the City's emergency operations.

In November, the Department participated in National Science Foundation (NSF)/American Institute of Planners (AIP)-sponsored workshop on land use planning for earthquake hazards. Next year, a national hazards planning guide will be published by AIP as an outgrowth of the workshop.

The Department also continued to serve on the Diaster Council, the Emergency Planning Committee and the Seismic Investigations and Hazards Survey Advisory Committee of the City and to work with the Department of Public Works to encourage owners of downtown buildings with hazardous projections to structurally reinforce and retain the significant projections and parapets.

landmarks

The Landmarks staff, including the Secretary to the Landmarks Preservation Advisory Board, prepares case reports and provides other staff support to that Board and to the Planning Commission, as provided in Article 10 of the Planning Code.

Appendix XI tabulates cases of the Landmarks Board during fiscal year 1976-77. There is a discrepancy in the ten landmarks approved by the Board of Supervisors during the fiscal year 1976-77 and the three which actually became effective during the year. The reason for this is that each must subsequently be sent to the Mayor for his approval and then does not become effective until 30 days after his action.

While an increase in designations is indicated, that increase is misleading in that the majority of cases were held over from the previous year due to lack of staff. This situation was partially remedied in March, 1977, by the temporary assignment of an additional staff member.

A Certificate of Appropriateness is required for all alterations to buildings that are designated landmarks or are in historic districts. This year, a considerable amount of Department and Landmarks Board time was spent in reviewing these Certificates of Appropriateness. The Landmarks Board also reviewed and made recommendations concerning building projects that might affect landmark or historic district proposals.

The Landmarks section staff consists of two Planner II's (ad valorem).

environmental review

Environmental Review of all public and private projects is carried out by the Office of Environmental Review of the Department and by the Planning Commission, pursuant to the requirements of the California Environmental Quality Act of 1970, and Chapter 31 of the San Francisco Administrative Code, in order to provide the public and governmental agencies information concerning the environmental consequences of proposed projects.

Continued revision of environmental review procedures is required because of the rapid evolution in interpretation and implementation of this new body of law and the Department's Environmental Review Officer has commented on proposed revisions in the State law, which in part incorporates existing San Francisco Administrative procedures that are designed to help expedite the process.

The number of cases handled has increased each year since the inception of environmental review requirements; the time required to process Environmental Impact Reports continues to be undesirably long. However, during the 1976-77 report year, the number of individual cases involving environmental review of federally funded projects under the Community Development Block Grant (CDBG) application declined as a result of combining the review for similar projects, thereby making the process more comprehensive and reducing redundancies.

This year there was increased use of a technique whereby an expanded environmental evaluation is made instead of embarking on a full Environmental Impact Report. Detailed information is provided the public to evaluate more fully the effects of projects resulting in expanded negative declarations for projects which would have required the increased time and expense of an Environmental Impact Report. As a result of change in State regulations, conditional negative declarations were used for the first time during this year for projects in which the imposition of mandatory measures to mitigate major adverse impacts would result in a project not having a significant effect on the environment. This procedure also served to reduce the need for the preparation and hearing of Environmental Impact Reports.

In early 1977, major amendments were proposed by the Office of Environmental Review to Chapter 31 of the Administrative Code which were endorsed by the Planning Commission and adopted by the Board of Supervisors. These amendments set a precedent in California of enacting special provisions in a local code to provide for additional environmental review of projects which change after completion of the environmental review period, to provide appropriate levels of environmental review and additional protection for project sponsors, and to limit potential sources of delay.

Major projects reviewed this year include:

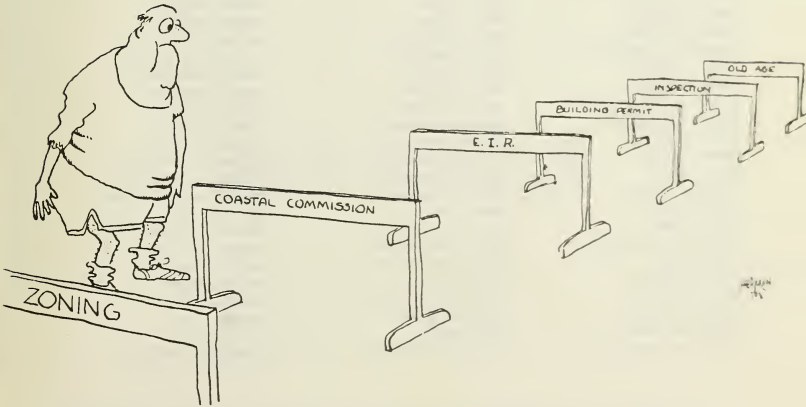
1) A series of sewer projects, components of the Wastewater Master Plan, evaluation of which was materially aided by a close working relationship with the Environmental Coordinator of the Wastewater Program.

2) Several high-rise office buildings proposed for the Downtown area.

3) Two major commercial developments outside the Downtown area, one an office complex at the Southeastern gateway to the City, and the other a retail/recreation complex in the Northeastern Waterfront area.

The Environmental Review staff consists of one full time Environmental Review Officer (ad valorem), one half-time Planning Coordinator (CDBG), three Planner II's (ad valorem), and one full-time Clerk Stenographer (ad valorem).

The number of cases handled by this section is tabulated in Appendix XII.



THANKS

This report was edited,
designed and assembled by
Mary Anne Miller
Audrey Owen
Carol Sugarman
Sheila Saleh

The Commission wishes to acknowledge all staff of the Department of City Planning for their work during the past year.

Michele Anderson
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Kosrof Chantikian
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Terry Pascual
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Jon Pon
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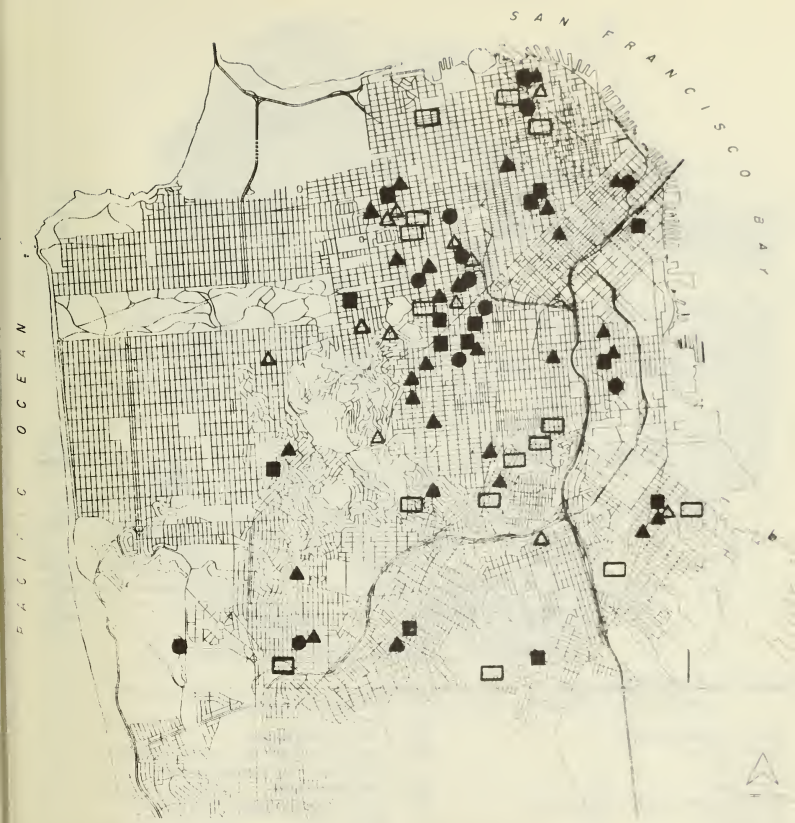
Sonia Reyes*
Wayne Rieke
Stanley Roberson
Sharon Robinson*
Paul Rosetter
Barbara Sahm
Sheila Saleh
Patricia Salinas
Margaret Saner
Marguerita Selva
Sidney Shaw
Glenda Skiffer
Jackie Smith
Moira So
R. Spencer Steele
James Sturgeon*
Carol Sugarman
Daniel Sullivan
Peter Svirsky
George Swanson*
Nathaniel Taylor
Jonathan Twichell
Franz VonUckermann
William Ward
Russell Watson*
George Williams
Mark Winogrond
Edith Winter
Robert Woods*
Warren Yee
Marie Zeller
Alexandra Zermeno
Frank Zwilinske

In addition, the Commission wishes to thank the many volunteers and interns who have served the Department and the public without material reward.

*Employees no longer with the Department. We wish them much success in their futures.

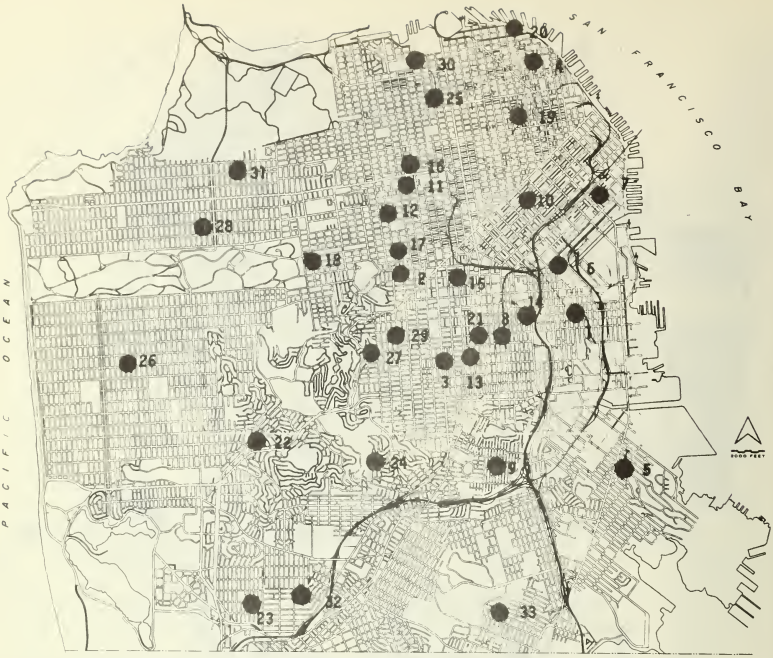
APPENDIX



RECOMMENDED PROJECTS
1976 NEIGHBORHOOD INITIATED IMPROVEMENTS PROGRAM

- ▭ Play Area
- ▲ Street Trees
- ■ Benches, Litter Receptacles, Other
- ● Art Works
- △ Gardens and Landscaping

APPENDIX I



NEIGHBORHOOD BICENTENNIAL AWARDS PROGRAM-RECOMMENDED PROJECTS AS OF JUNE 30, 1977
(PARTIAL LIST TOTALING $316,300.00 OF $600,000.00 ALLOCATED)

1. Library Improvements
2. Street Trees
3. Play Area
4. Play Area
5. Neighborhood Center Improvement
6. Mini-Park
7. Park Improvements
8. Benches and Planters
9. Mini-Park
10. Mini-Park
11. Expansion of Plaza East, Rec. Facilities, Community Garden, School Yard Improvements and Landscaping Mural
12. Bus Shelter
13. Benches and Mosh for Street Trees Improvements to Juri Commons Park
14. Mosaic of Mission District
15. Outdoor Improvements at Valencia Gardens Housing
16. Bus Shelters
17. Park Improvements
18. Beautification of Stanyan Street Entrance to Golden Gate Park
19. Play Structure
20. Railing and Planter Boxes on Wharf J-30
21. Litter Receptacles, Street Trees
22. Library Improvements
23. Landscaping, Park and related improvements
24. Bollards, Street Trees, Play Structure
25. Litter Receptacles
26. Muni Benches
27. Mural, Park Improvements
28. Greenhouse
29. Litter Receptacles, Benches
30. Improvements to Community Garden
31. Litter Receptacles, Kioskes
32. Lighting and Playground Improvement
33. Senior Park, Trees, Litter Receptacles, Benches, Play Structure

APPENDIX III

1976-77 ANNUAL REPORT

SUMMARY OF PERMITS PROCESSED

Permit reference #		Approved	Disapproved	Cancellations
1.	NEW BUILDING	41	6	0
2.	NEW BUILDING-WOOD FRAME	825	6	21
3.	ALTERATIONS	2385	68	21
3L	LEGALIZATIONS	741	16	1
4.	SIGNS	766	8	21
5.	GRADING	38	0	2
6.	DEMOLITION	259	0	0
7.	PAINTED WALL SIGNS	0	0	0
8.	MISCELLANEOUS*	1805	66	0

SUMMARY OF MISCELLANEOUS* PERMITS PROCESSED

Fiscal 1976-77

	Approved	Disapproved
POLICE	426	25
FIRE	254	6
PUBLIC HEALTH	526	12
SOCIAL SERVICES	76	10
ASSESSOR'S AND DEPARTMENT OF PUBLIC WORKS (LOT SPLITS)	305	13
ALCOHOL BEVERAGE CONTROL	130	0

APPENDIX IV a

1976-77 ANNUAL REPORT

ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

Pending at Beginning of Period	Applications Filed [1]	Granted [2]	Denied	Withdrawn	Pending at End of Period
42	109	72	17	11	51

1) A single application may request more than one variance from quantitative standards in the City Planning Code. As illustrated in the table below, a total of 178 variances were included in the 89 applications which were granted or denied in the base period, fiscal year 1976-77.

2) Several variances were granted for a lesser deviation from the Code standard than the applicant had requested, and the Zoning Administrator attached conditions to his approval of several applications.

	Variances Sought and Decided	Granted	Denied
Totals for all types	178	142	36
Rear Yard	60	49	11
Usable Open Space	29	23	6
Off-Street Parking	31	23	8
Building Coverage	26	21	5
Lot Area	14	11	3
Lot Width	5	5	0
Residential Density	6	4	2
Width of Access Way	2	2	0
Front Setback	2	2	0
Side Yard	2	2	0
Floors of Occupancy	1	0	1

APPENDIX IV b

1976-77 ANNUAL REPORT

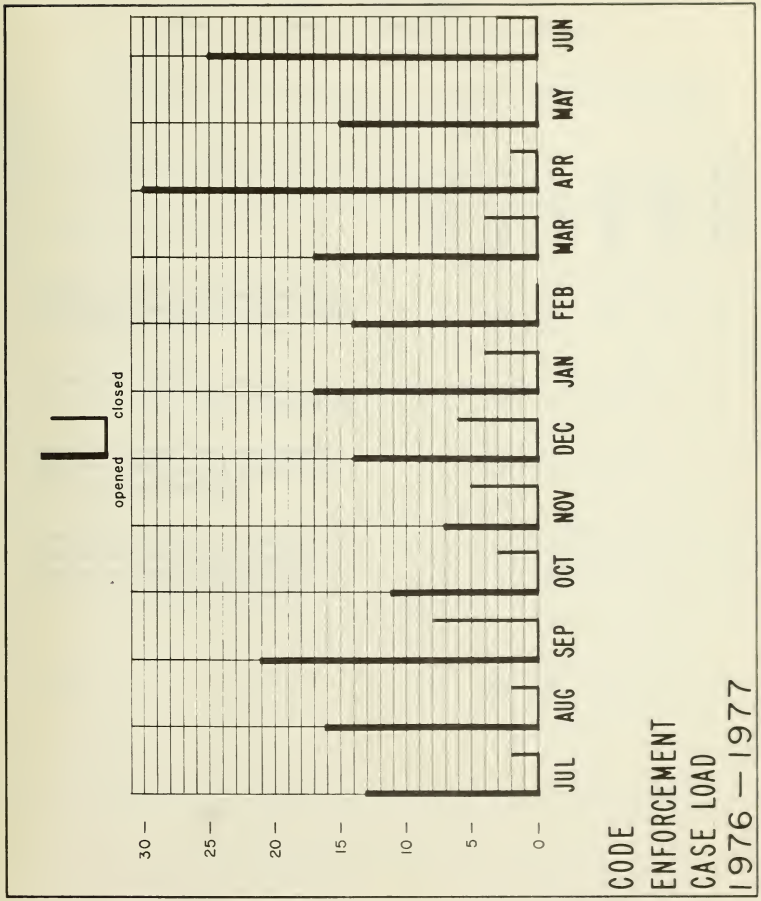
ZONING ADMINISTRATOR'S DECISIONS ON VARIANCE APPLICATIONS

(Excerpted from 1972-73 ANNUAL REPORT)*

Pending at Beginning of Period	Applications Filed	Granted	Denied	Withdrawn	Pending at End of Period
26	46	33	21	1	17

	Variances Sought and Decided	Granted	Denied
Totals for all types	87	55	32
Rear Yard	26	18	8
Building Coverage	14	11	3
Off-Street Parking	15	7	8
Lot Area	8	8	0
Residential Density	7	3	4
Usable Open Space	5	1	4
Outdoor Play Area	5	3	2
Width of Access Way	1	0	1
Lot Width	1	1	0
Side Yard	1	1	0
Off-Street Loading	1	1	0
Floor Area Ratio	1	1	0
Floors of Occupancy	1	0	1
Sign Projection	1	0	1

*This is included for comparison as 1972-73 was the last full reporting year before enactment of the interim residential zoning controls in 1974.



CODE
ENFORCEMENT
CASE LOAD
1976 — 1977

APPENDIX VI

1976-77 ANNUAL REPORT
SUMMARY OF ACTIONS BY THE BOARD OF PERMIT APPEALS

	Pending at beginning of period	Filed	Overruled	Sustained	Withdrawn	Pending at end of period
Appeals/Protests from Administrative Decision on Permit Application under City Planning Code.	1	48	21	21	6	1
Appeals/Protests from Variance Decisions of the Zoning Administrator	0	14	5	6	1	2
Appeals/Protests from Discretionary Review of Permit Applications by City Planning Commission	0	8	3	5	0	0
Appeals/Protests from an Order, Requirement, Decision or determination by the Zoning Administrator other than a permit or Variance	0	17	10	6	0	1
TOTALS	1	87	39	38	7	4

APPENDIX VII

1976-1977

ANNUAL REPORT

APPLICATIONS FOR AMENDMENTS, CONDITIONAL USES, AND SETBACK CHANGES

	TOTAL	Map Amendment	Conditional Use	Text Amendment	Setback Change	Discretionary Review in lieu of cond. Use
Action by Planning Commission						
Applications filed for hearing during period /1	79	16	58	5	0	35
Applications pending at beginning of period	22	16	5	1	0	0
Approved	55	10	43	2	0	21
Approved in part; remainder denied or withdrawn	1	0	1	0	0	0
Disapproved	13	5	7	1	0	4
Withdrawn, or no action by Commission required	7	1	6	0	0	4
Pending at end of period	22	13	6	3	0	6
Action by Board of Supervisors on Approved Applications /2						
Pending at beginning of period	2	1	-	3	0	-
Approved /3	10	8	-	2	0	-
Failed of approval	1	0	-	0	0	-
Pending at end of period	2	1	-	4	0	-
Applications Appealed to Board of Supervisors /4	5	2	3	-	0	-
Pending at beginning of period	0	0	0	-	0	-
Planning Commission action sustained	1	1	0	-	0	-
Planning Commission action overruled	2	1	1	-	0	-
Pending at end of period	2	0	2	-	0	-

/1 Includes amendments applied for by property owners and also those amendments initiated by City Planning Commission or referred to it by Board of Supervisors.

/2 Final action on an application for a conditional use is taken by the Planning Commission unless its action is appealed to the Board of Supervisors.

/3 Each application approved by the Board was also approved and signed by the Mayor.

/4 Includes appeals from the action of the Planning Commission in approving or disapproving applications for conditional uses, which applications are considered by the Board of Supervisors only in the case of an appeal, and appeals from disapproval of map amendments and setback changes.

APPENDIX VIII

1976-77 ANNUAL REPORT

San Francisco Department of City Planning

MASTER PLAN REFERRALS

	TOTALS	Condominium Subdivision	Other Subdivisions	Other Referrals
Pending at Beginning of Period	18	0	2	16
Filed	76	11	9	56
City Planning Commission Action	46	10	5	31
In Conformity	(42)	(10)	(4)	(28)
Does Not Affect	-	-	-	-
Not In Conformity	(4)	-	(1)	(3)
Administrative Action	23	0	3	20
Does Not Affect	(14)	-	(1)	(13)
Withdrawn	(9)	-	(2)	(7)
Pending at End of Period	25	1	3	21

APPENDIX IX

1976-77 ANNUAL REPORT

DISCRETIONARY REVIEW CASES

	1976-77	1975-76
Filed	70	24
Approved	41	14
Disapproved	7	7
Denied	1	5
Withdrawn	1	10

APPENDIX X

ANNUAL REPORT 1976-77

MAJOR PROJECTS REVIEW - STATUS

The following are some of the projects coordinated by the Major Projects Review Section:

KEY:
CU Conditional Use
DCP Department of City Planning
EIR Environmental Impact Report
MP Master Plan
ZM Zoning Matter
DR Discretionary Review
PUD Planned Unit Development

A/B	PROJECTS	PROCEDURE	STATUS
37	Francisco Bay Office Park	CU amend.	active
	- Rusty Scupper Rest.	DCP approval	active
	- Eppaminondas Rest.	DCP approval	active
68	Petri Property, Lombard Hyde		
69	Hass Property, Chestnut/Larkin/Lombard	count suit	active
81	One Lombard - commercial, Lombard/Battery		active
84	Levi Square Greenwich/Sansome	EIR, CU	active
89	Italian Welfare - Elderly Hsg., Powell/Stockton	variance	inactive
127	Livermore Site - housing, Vallejo/Green		active
148	An Loc - Elderly Hsg., Powell/Broadway	variance	active
168	Golden Gateway III (SFRA), Pacific/Davis	MP referral	inactive
196	Office Building, Washington/Sansome	DCP review	active
200	Office Building, Clay/Montgomery		inactive
215	Townhouses, Clay/Priest		inactive

A/B	PROJECTS	PROCEDURE	STATUS
233	Four Embarcadero Center, Sacramento/Drumm	MP referral	active
243	SFRA Project, Stockton/Sacramento	MP referral	active
251	Nob Hill Condominiums, Helen/California		inactive
256	Condominiums, California/Powell		inactive
262	Office Building, California/Front	DCP review	active
263	Office Project, California/Davis		inactive
275	Apartment Building, Bush/Taylor	DR in lieu of CU	active
289	180 Montgomery Office		active
295	Saks Fifth Ave. (Fitzhugh), Post/Powell	EIR, DR	active
313	Neiman Marcus (City of Paris), Geary/ Stockton	EIR, DR	active
347	Hastings College, Larkin/McAllister		active
351	UN Plaza Office Bldg ., Market/UN Plaza	DR, MP referral	active
587	Calvary Presbyterian Church Addn., Jackson/Fillmore	DR in lieu of CU	active
836	BART Plaza Highrise, Van Ness/Market		inactive
1021	Jewish Comm. Center Hsg., California/ Walnut	CU	inactive
1206	Harkness Hosp. Site, Baker Fell	DCP review (possible) ZM	active
1354	St. Anne's Home, Lake St./4th		inactive
1592	Playland Site, LaPlaya/Fulton	ZM	active
1701	Pacific Motel, Great Highway/Lincoln	(Coast Comm.)	active
2540	Condominiums, 19th/Sloat	CU	active

A/B	PROJECTS	PROCEDURE	STATUS
2901A	7-11 Store, Portola/O'Shaughnessy	DCP review	active
3000	Mira Glen, O'Shaughnessy/Malta		inactive
3901	Monterey Apartments, Monterey/Detroit		inactive
3283	Homewood Terrace, Ocean/Faxon	CU (PUD)	active
3507	B of A Data Center, 11th/Market		inactive
3516	B of A Data Center Garage, 12th/Kissling	EIR	active
3533	St. Francis of Assissi Housing, Guerrero/Clinton Park	CU (PUD)	active
3580	Casa Sanchez, 17th/Sanchez		active
3583	Hibernia Bank Remodel., 18th/Castro	DCP reviews	active
3705	Apparel Mart, Market/4th	DR	active
3710	Office Bldg., Market/Beale	DR	active
3723	YBC Apparel Mart, 3rd/Howard	MP referral	inactive
3729	Shops w/Parking, Ocean/Lakewood	DCP review	active
4991	Executive Park (Yerby), Candlestick Cove	DCP review	active
6541	Condominiums, Clipper/Grand View	DCP review	active
6544	Hayman Townhouses, Clipper/Homestead	CU	active
6744	Glen Park Center, Bosworth/Diamond		inactive
7295	Stonestown - Bullocks, 19th/Winston	DCP review	active
9900	North Point Pier, Marina/Piers 37, 39, 41	DCP review	active
9900	Santa Rosa Boat, Pier 3	CU	active
9900	BART Platform Restaurant, Terminal, Park	DCP review	inactive
Coast	Great Highway	DCP review	active

APPENDIX XI

1976-77 ANNUAL REPORT

LANDMARKS

Certificates of Appropriateness Approved Landmarks Board	Landmarks Considered by Landmarks Board	Approved by Landmarks Board	Approved by City Planning Commission	Approved Board of Supervisors
10	13	18	17	16

Landmarks Officially Designated by the Board of Supervisors

Landmark No.	Name	Location	Assessor's Block/Lot	Effective Date
82	Geary Theater	415 Geary St., near Taylor St.	316/1A	7/11/76
83	St. John's Presbyterian Church	25 Lake St., corner of Arguello	1361/1	9/12/76
84	War Memorial (Opera House and Veterans Building)	Van Ness Avenue between Grove and McAllister Streets	786A/1	1/9/77

APPENDIX XII

1976-77 ANNUAL REPORT

ENVIRONMENTAL REVIEW PROCESS

	Number of Projects	
	1976-77	1975-76
I. INITIAL EVALUATIONS OF PROJECTS		
A. Under Review at Beginning of Period	51	36
B. Received for Review	439 (30)*	492 (56)*
C. Evaluation Determined Not to be Required	52 (6)*	79 (19)*
D. Negative Declaration Filed	348 (26)*	333 (33)*
1. Appealed to Commission	7	1
E. EIR Determined to be Required	16 (3)*	21 (2)*
1. Percent of cases in which EIR was determined to be required**	4%	5%
2. Cases appealed to Commission	2	1
F. Under Review at End of Period	41	40
II. ENVIRONMENTAL IMPACT REPORTS AND/OR STATEMENTS REVIEWED		
A. Reports in Process at Beginning of Period	30 (of which one is inactive)	12
B. Draft Reports Completed and Hearings Scheduled	17 (2)*	16
C. Final Reports Certified Complete	11	11
D. Reports in Process at End of Period	28 (of which 3 are inactive)	23

* Numbers in parentheses represent the number out of the total number which are reviewed pursuant to Federal requirements.

**During Fiscal 1976-77 and 1975-76, Case Numbers were assigned to requests for comments received from other jurisdictions. Such cases number 30 each year and are not reflected in the base used to compute the percent of cases in which EIR was determined to be required.

APPENDIX XIII

1976-77 ANNUAL REPORT

STATISTICAL SUMMARY

	1976-77	1975-76
City Planning Commission		
Regular and Special Meetings	61	55
Planning Code Cases		
Zone Changes	16	21
Conditional Uses	58	54
Setbacks	0	0
Text Amendments	5	2
Discretionary Review	35	0
Master Plan Referrals (including subdivisions)	76	85
Zoning Administration		
Variances	109	91
Building Applications	5,430	4,134
Sign Applications	795	811
Miscellaneous Permits	1,871	1,616
Enforcement Cases	837	619
Environmental Review		
Initial Evaluations	449	492
Categorical Exemptions Issued		
Under California Law	46	79
Under Federal Law	6	19
Negative Declarations Issued		
Under California Law	322	333
Notice of the Finding of No Significant effect on the Environment	26	33
Environmental Impact Reports and/or Statements Certified as Complete	459	13
Landmarks Board Cases	18	6

APPENDIX XIV

1976-77 ANNUAL REPORT

SIGNIFICANT RESOLUTIONS ADOPTED BY THE CITY PLANNING COMMISSION

Date	Subject	Resolution Number
7/1/76	Disapproving proposed amendment to City Planning Code which would have eliminated requirement for mailed notice to affected property owners	7521
7/1/76	Discretionary Review and disapproval of a building permit application for a 9 unit building at Castro and 28th Streets	7524
7/8/76	Discretionary Review and disapproval of a building permit application for a Doggie Diner at the northeast corner of 25th Avenue and Geary Boulevard	7526
7/22/76	Opposing any fare increase for the Southern Pacific Commuter service which is not tied to specific and commensurate improvements in passenger service	7527
7/29/76	Discretionary Review and approval with conditions of building permit applications for three single-family houses on Elsie Street	7529
8/5/76	Conditional Use Authorization for a recreation vehicle park at Third and Townsend	7530
8/5/76	Conditional Use Authorization for a two-story restaurant and lounge on the southwest corner of 19th Avenue and Lincoln Way	7534
8/5/76	Endorsement of revised Transit Preferential Plan for Mission Street in the Downtown area	7538
8/12/76	Endorsing guidelines for location and development of fast-food and other quick stop establishments	7541
8/12/76	Certification of Environmental Impact Report for San Francisco Executive Park Project at Candlestick Cove	7542

Date	Subject	Resolution Number
8/12/76	Master Plan Amendments and zoning changes for the San Francisco Executive Park project at Candlestick Cove	7543 7544
8/26/76	Acceptance of Mt. Sutro Community Institutional Plan	7545
8/26/76	Approving height limit changes for the San Francisco Executive Park Project at Candlestick Cove	7546
8/26/76	Adopting policy of conducting a discretionary review of any project proposed for property at Candlestick Cove	7547
8/26/76	Certification of Environmental Impact Report for North Point Park/Marina Project	7548
8/26/76	Approving Master Plan amendments, zoning changes and conditional use authorization for North Point Park/Marina project	7549 7550 7551
9/2/76	Recommending modification or removal of completed portions of the Inner Richmond Protected Residential Area (PRA) barrier project	7552
9/23/76	Approving proposed ordinance to clarify Section 609.10 of the City Planning Code relating to removal of general advertising signs in the Market Street Special Sign District from the Embarcadero to the Central Skyway overpass	7563
9/30/76	Approving proposed ordinance to establish an Upper Market Special Sign District from the Central Skyway overpass to Diamond Street	7567
9/30/76	Endorsing the retention of trolley wires on Market Street	7568
10/14/76	Certification of Environmental Impact Report, Master Plan Referral and Conditional Use Authorization for Stonestown Shopping Center renovation and new construction	7578 7579 7580

Date	Subject	Resolution Number
10/28/76	Discretionary Review and approval with conditions of a building permit application for a 13-unit apartment building at 937 Union Street on a through lot to Macondray Lane	7589
10/28/76	Discretionary Review and approval with conditions of a building permit application for a 12-unit apartment building at the northeast corner of Castro and Duncan Streets	7590
11/4/76	Certification of Environmental Impact Report for 1977 Community Development Program	7592
11/4/76	Disapproving conditional use application for helistops at 1 South Van Ness Avenue	7595
11/9/76	Certification of Environmental Impact Report and Master Plan Review of Golden Gateway Center, Phase III	7602
11/9/76	Requiring preparation of an Environmental Impact Report for construction of a Taiper Pavilion in Golden Gate Park	7603
11/9/76	Terminating conditional use authorization for an animal shelter in the Pets Unlimited building at 2343 Fillmore Street	7605
11/18/76	Certification of Environmental Impact Report and discretionary reviw and approval of a building permit application for a 19-story office building at 505 Sansome Street	7606 & 7607
12/2/76	Certification of Environmental Impact Report for the proposed Rehabilitation Assistance Program (RAP) for the Upper Ashbury District	7609
12/2/76	Adoption of Institutional Development Guidelines	7610
12/2/76	Discretionary Review and disapproval of a building permit application for a 63-unit apartment building at 2120 Stockton Street	7620

Date	Subject	Resolution Number
1/7/77	Approving Open Space Acquisition and Park Renovation Program for 1977	7636
1/13/77	Making recommendations for transit financing	7637
1/13/77	Supporting design proposals for Upper Market Street	7639
1/13/77	Finding that Postal Service use of Harkness Hospital site would be inappropriate and in conflict with the Master Plan	7640
1/19/77	Certification of the Environmental Impact Report for amendments to the Northeastern Waterfront and Transportation Elements of the Master Plan	7642 7643 7644
1/19/77	Planned Unit Development authorization for the Mei Lun Yuen housing development at the southwest corner of Sacramento and Stockton Streets	7645
1/20/77	Adopting Neighborhood Center Facilities Element of Master Plan	7646
1/20/77	Adopting amendments to the Transportation Element of the Master Plan relating to Parking	7647
1/27/77	Disapproving reclassification of the block bounded by Donner & Egbert Avenues and Earl and Donahue Streets and disapproval of application for extension of an automobile wrecking use of that property	7648
2/3/77	Requiring preparation of an Enviornmental Impact Report for a proposed office building at 601 Beach Street	7654
2/3/77	Discretionary Review and approval of building permit application for a 64-unit apartment building at 1652 Taylor Street	7656
2/9/77	Disapproval of application for reclassification of height and bulk districts on Nob Hill in the area generally bounded by Powell, Larkin and Bush Streets and Pacific Avenue	7659

Date	Subject	Resolution Number
2/17/77	Discretionary Review and disapproval of a proposal to construct four two-family dwellings at 1981 Funston Avenue	7668
2/24/77	Certification of an Environmental Impact Report and disapproval of a conditional use application for a concrete recycling center in the block bounded by Hawes and Griffith Streets and Bancroft and Armstrong Avenues	7670 & 7671
3/3/77	Supporting Regional Housing Subsidy Distribution System	7672
3/3/77	Disapproval of a proposed ordinance to restrict the location of adult bookstores and adult theaters	7678
3/10/77	Certification of Environmental Impact Report for land use changes in the vicinity of the proposed Southeast Sewage Treatment Plant	7682
3/10/77	Sustaining staff requirement for an Environmental Impact Report for the proposed Glen Park Center Project at the northwest corner of Diamond and Bosworth Streets	7681
3/10/77	Disapproval of a third floor addition to an existing townhouse in a planned unit development at 450 Liberty Street	7683
3/24/77	Endorsing a proposed plan for a Eureka Valley Trails Network which was prepared by the Eureka Valley Promotion Association	7687
4/14/77	Disapproving proposal for conversion of a one-family house at 2418 Pacific Avenue into three units	7699
4/14/77	Disapproving reclassification of property at Oak and Divisadero Streets from R-4 to C-2	7702
4/21/77	Responding to the 16th Street Neighborhood Study which was prepared by the Mission Planning Council	7706

Date	Subject	Resolution Number
4/21/77	Endorsing a Report on Ocean Avenue	7708
4/21/77	Endorsing the Transportation Strategy and Programs Report	7709
5/12/77	Recommendations concerning the Proposed Four Embarcadero Center Development on the block bounded by Sacramento, Drumm, and Clay Streets and the Embarcadero	7723
5/19/77	Urging the San Francisco Redevelopment Agency and the San Francisco Housing Authority to expedite site acquisition for publicly assisted housing in Chinatown	7730 & 7731
5/26/77	Certification of Environmental Impact Report for Bank of America Parking Structure at 12th and Kissling Streets	7733
6/2/77	Discretionary Review and disapproval of a building permit application for construction of a three-unit building on property located at 145 Carmel Street	7736
6/2/77	Disapproving conditional use application for a temporary parking lot at 43 Main Street	7742
6/2/77	Disapproving application for a 150-unit residential building at 900 Bush Street	7746
6/9/77	Certification of Environmental Impact Report for Performing Arts Center Garage on Grove Street between Franklin and Gough Streets	7747
6/9/77	Approving project with 15 dwelling units at 1026 Vallejo Street and 961 Green Street	7748 & 7749
6/9/77	Disapproving a five-lot subdivision on Karen Court west of Holyoke Street	7751
6/16/77	Appointing a Waterfront Planning Advisory Committee to assist the Department of City Planning and the Redevelopment Agency in a study of the Waterfront Survey Area	7754

Date	Subject	Resolution Number
6/23/77	Urging the Board of Supervisors to extend the 15% parking tax	7757
6/30/77	Granting authorization for non-maritime activities on a ferry boat at Pier 1	7765
6/30/77	Disapproving building permit application for a four-unit residential building at 1071 Girard Street	7766

APPENDIX XV

1976-77 ANNUAL REPORT

EXPENDITURES COMPARED WITH BUDGET APPROPRIATIONS

Actual expenditures by the Department compared with budget appropriations were as follows:

		Budget	Transfers & Supplemental Appropriations	Encumbrances or Expenditures
6.119.110.000	(Permanent Salaries)	1,016,101	(2)-13,495 (2) 12,180 (3)-76,609.53	$ 929,708.57
120.000	(Temporary Services)	24,571	(1) -500	17,940.65
140.000	(Fees & other compensation)	4,000	(1) 500	4,350.00
200.000	(Contractual Services)	84,566		83,843.57
203.000	(Use of Employees Car)	400		394.53
216.000	(Maint. & Repair auto request)	1,200		1,209.70
300.000	(Materials & Supplies)	16,025		15,702.20
400.000	(Equipment)	2,187		2,172.70
863.000	(Mandatory Fringe Benefits)	251,045	(2) -288	195,958.08
880.001	(Rents-Real Property)	30,600)		33,942.00
880.002	(Rents-Real Estate Dept.)	3,732)		
124.000	(Services of EDP)	2,000		2,000.00
900.000	(Services of Real Estate Dept.)	500		500.00
	TOTAL:	1,437,927	- 78,212.53	1,287,722.00

(1) Transferred to fees & other compensation

(2) Reclassification of one position

(3) Transferred to compensation reserve (Salary Savings)

2